

9th June 2016

To: The Mayor and Each Member of the Metropolitan District of Limerick

Re: Part VIII Procedure – Hanging Gardens Henry Street

Dear Mayor and Councillors,

I enclose the chief executives report pursuant to Section 179 of the Planning and Development Act 2000 – 2015 and Part VIII of the Planning and Development Regulations 2001-2015 in respect of the above proposal for your consideration.

It is proposed to proceed as indicated in the Planning Report.

Signed: _____



Dr. Pat Daly
Director of Services
Economic Development

**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 - 2015**

Re: (i)The completion of the existing partially completed office building, (ii) the construction of a new 5 storey office building on the site of no. 19 Henry Street, (iii) the refurbishment/repair of the former GPO, mercantile building and hanging gardens, (iv) completion of the basement and (v) all associated site works. The completed development will provide for 10,400sq.m. (approx.) of office and ancillary retail and commercial space

At: Former GPO incorporating the 'Hanging Gardens' Henry Street & No.19 Henry Street

Planning Reference No. 16/8002



**Karen Burke
Executive Planner**

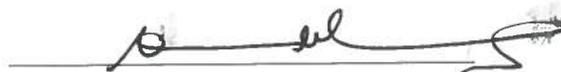


**Stephane Duclot,
Acting Senior Planner**



**Pat Daly,
Director of Services,
Economic Development**

Pursuant to Section 179 3(a) of the Planning & Development Act 2000-2015, 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**

Date: 6 June 2016

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1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning and Development Act 2000-2015, and Part 8 of the Planning and Development Regulations 2001-2015.

2.0 Description of the nature and extent of the proposed development

The proposed development includes for the (i) completion of the existing partially completed office building, (ii) the construction of a new 5 storey office building on the site of no. 19 Henry Street, (iii) the refurbishment/repair of the former GPO, mercantile building and Hanging Gardens, (iv) completion of the basement and (v) all associated site works. The completed development will provide for 10 400sq.m. (approx.) of office and ancillary retail and commercial space. The area of the site is 0.248ha; the overall area of the proposed development is 10,400 sq metres.

Planning permission was previously granted on the site of the Hanging Gardens under Planning Reference 06/770330 for the following items: (1) the change of use of the former office accommodation in the Roche's Hanging Garden building to bar and restaurant use. (2) The change of use of the Mercantile building, fronting onto Henry Street from offices to retail/commercial use. (3) The insertion of a bar, restaurant and night-club at ground floor and mezzanine level. (4) The provision of new build office accommodation at 1st, 2nd, 3rd, and 4th floor levels. (5) Reinstatement of the arched façade of the former Roche's hanging gardens building. (6) The provision of basement parking, with access from Post Office Lane. (7) The provision of a new pedestrian link from Post Office Lane. (8) The demolition to three no. existing buildings on the site. (9) The provision of a sub-station and all associated site services on and under land. The proposed site lies within the curtilage of protected structure: (R.P.S. 306, GPO).

A subsequent planning application was granted under Planning Reference 07/770452 for modifications to the permitted development (which lies within the curtilage of protected structures: R.P.S 306-GPO). Modifications consisted of the expansion of the permitted fourth floor office level (additional 401sq.m) onto Post Office Lane and ancillary access and service infrastructure. A further subsequent application was granted under 08/770028 for modifications to the permitted development (which lies within the curtilage of protected structures: R.P.S 306-GPO) Modifications consisted of a change of the permitted Mezzanine Level bar/nightclub use to that of office use with associated ancillary access and service infrastructure.

The proposed development involves a Protected Structure – The former General Post Office for Limerick, City Development Plan Reg. No. 275, which is also identified as being of heritage value by the National Inventory of Architectural Heritage and included in the Inventory for Limerick Ref. No. 21517040. The remains of Roche's Hanging Gardens (Henry Street) is also identified as being of heritage value by the National Inventory of Architectural Heritage and included in the Inventory for Limerick Ref. No. 21517041. The site is also located in an Architectural Conservation Area namely the South City Centre – Newtown Pery Architectural Conservation Area 1A.

The plans and particulars went on public display from Wednesday 6th April 2015 to Wednesday 18th of May 2016. Submissions and observations had to be submitted by Wednesday 1st June 2016.

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

It is considered that the proposal to complete an unfinished development at a key location will enhance the streetscape. The proposal submitted includes a series of drawings, photomontages, a planning report, conservation report, an archaeological desk based assessment and engineering report, which outline the extent of development, history of the site and methodologies for construction and associated works.

Limerick City Development Plan 2010 – 2016*

The CDP sets out the following with respect to acceptable development in the Land Use Zoning Matrix (Figure 15.1 pages 153-156):

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

- 1(B) City Centre Area

Limerick 2030 – An Economic & Spatial Plan for Limerick

Section 4.1 City Centre Transformational Projects

These transformational projects have been defined as:

1. A ‘World Class’ Waterfront – a renaissance of Limerick’s entire Waterfront;
2. The ‘Limerick Cultural Centre’ – an iconic destination building on the Waterfront;
3. ‘Great streets’ – a transformation of the City’s three main streets – O’Connell Street, Catherine Street and Henry Street;
4. A new City Square/Plaza – to define the focal point or ‘heart’ of the City Centre;
5. A City Centre higher education campus - the creation of a multi-versity combining facilities from Limerick Institute of Technology, University of Limerick and Mary Immaculate College in the heart of the City Centre;
6. Renewal of the Georgian Quarter – a concentrated programme to restore the Georgian part of the City to its former glory; and
7. Colbert Station renewal – a new public transport interchange and enhanced station environment

The Plan goes further in identifying this particular site and comments as follows:

“O’Connell Street is flanked on either side by Catherine Street and Henry Street. Complementary improvements are required to these streets. Henry Street should be made two-way to ease traffic on O’Connell Street. Key developments at Bishop’s Quay and the Hanging Gardens on Henry Street should be completed. A complementary and appropriate pedestrian friendly signing scheme should be introduced. Catherine Street needs to be upgraded to strengthen pedestrian connections to the station with widened pavements, reduced and managed car parking, better lighting and junctions realigned in favour of pedestrians”.

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

3.1 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:</p> <p>Are effects significant? No</p>	<p>Ex-situ effects:</p> <p>Are effects significant? Yes/No</p> <p>Run-off:</p> <p>Are effects significant? Yes/No</p> <p>Abstraction:</p> <p>Are effects significant? Yes/No</p> <p>Displacement:</p> <p>Are effects significant? Yes/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.	<p><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></p> <p>Name of sites: <i>Lower river Shannon Sac site.</i></p>	No
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<p><i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i></p> <p>Name of site:</p>	No
3	Impacts on designated marine habitats and species.	<p><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></p> <p>Name of site: <i>Lower river Shannon Sac site</i></p>	No

4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site: No site	No
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

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. An Appropriate Assessment Screening Report Prepared by Tom O'Neill, Heritage Officer, Limerick City & County Council and submitted with the proposal. The screening assessment concluded that a full Appropriate Assessment is not required and that the project will not have negative impacts or effects on any Natura 2000 sites.

3.2 Services and Traffic

In terms of services, a report was carried out by Punch Consulting Engineers, which outlines that there is an existing combined sewer on Henry Street and an existing combined sewer on Lower Glentworth Street. It is proposed that the foul effluent from the development will flow by gravity to the existing combined sewer on Henry Street. The foul sewer has capacity to cater for the proposed development which includes population equivalent of 790 and a flow of 54.3 m³/day.

In terms of storm water disposal, the network was partially constructed in 2008 in the basement and up to point where it is to connect to the ground floor drainage via a pumping station/rising main and discharged to gravity sewers from this point. The existing surface water discharge is calculated at 37.1 l/s. It is proposed that all surface water will discharge from the development via the existing combined sewer on Henry Street. It is proposed that surface water from the car park will discharge via an existing petrol interceptor to an existing pumping station from where it will travel via an existing rising main to connect with the main drainage network for the proposed development. The inclusion of a green roof, has reduced the value above from 37 l/s to 34 l/s.

In terms of water supply, it is proposed to construct a 100mm diameter water main to serve the Hanging Gardens section of the proposed development. This will connect to the 200mm water main on Henry Street. There is an existing connection on No.19, which will be retained/reinstated.

A Traffic Impact Assessment has been carried by Punch Consulting Engineers, as the proposed development includes for a basement car park with vehicular access off Post Office Lane. In terms of parking provision 187 car park spaces are required in accordance with Limerick City Development Plan. The proposed development includes for 26 spaces. It is indicated that a mobility management plan will be completed within 3 months of occupation of the proposed development. The report indicates that there is ample car parking available in

car parks within the vicinity of the site, this coupled with the mobility management plan to be prepared will address access issues to the site. Having regard to the low level of parking provided it is not envisaged that there will be any impact on the local road network.

A flood risk assessment has been submitted with the application, the CFRAM mapping provided by the Office of Public Works; do not identify the site as been at risk from coastal or pluvial flooding. However the possibility of storm events causing localized flooding in adjacent streets has been considered. Mitigation design measures will be put in place at the entry/exit ramp to the basement at Post Office Lane.

A conservation report has been carried out by Carrig Building Fabric Consultants, which goes through the entire site and includes for an external and internal conservation strategy and conservation specification for the overall development. In addition to the above TVAS Ireland Ltd. Carried out an archaeological desk based assessment report.

3.3 Land Acquisition

The applicant is the owner of the site as indicated in the documents submitted with the proposal

3.4 Conclusion

The proposed development is considered to be acceptable in principal and would offer a positive asset to the City Centre Area as per the Schedule of Conditions hereby attached. It is considered that the proposed development is in accordance with policies of the *Limerick City Development Plan 2010 – 2016* and *Limerick 2030 – An Economic & Spatial Plan for Limerick*, and is therefore acceptable as per the requirements of proper planning and sustainable development of the area.

4.0 Submissions with respect to the proposed development

A total of 10 no. written submissions/observations were received and are listed below:

LIST OF SUBMISSIONS RECEIVED		
SUB REF	FROM	
(A)	Planning & Environmental Services Department (Waste Management) Limerick City & County Council	Received 10/05/16
(B)	Irish Water	Received 16/05/16
(C)	Chief Fire Officer, Limerick City & County Council	Received 19/05/16
(D)	Mid West National Road Design Office	Received 23/05/16
(E)	County & City Archaeologist, Limerick City & County Council	Received 23/05/16
(F)	Transport Infrastructure Ireland	Received 19/05/16
(G)	Health Service Executive	Received 26/05/16
(H)	Tom Cassidy, Conservation Officer, Planning and Environmental Services, Limerick City & County Council	Received 31/05/16
(I)	Smarter Travel Office, Limerick City & County Council	Received 03/06/16

(J)	Operations and Maintenance Services Department, Limerick City & County Council	Received 09/06/16
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SUB (A) Planning & Environmental Services Department (Waste Management) Limerick City & County Council

Submission description

Prior to the commencement of development the appointed contractor shall submit to Planning Authority for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the construction of the development. The waste management plan shall include:

- a) A list of proposed waste collection permit holders to be employed
- b) A list of the proposed waste facility permit sites, the wastes maybe recovered or disposed of.
- c) Estimates of the proposed tonnages of the soil and stone and or the construction and demolition (C&D) waste.
- d) A detailed list of the collectors and the waste recovery sites including estimated tonnages shall be submitted.

Planning Authority Comments:

Noted and condition to be attached

SUB (B) Irish Water

Submission description

- 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 the development and adhere to the standards and conditions set out in that agreement.
- In the interest of Public Health and Environmental Sustainability, proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.
- The applicant has supplied drawing 141-326-003 PL0"Proposed Watermain Layout". The applicants is to replace the 8 inch asbestos cement watermain along Henry Street from Lower Glentworth Street to Cecil Street, with ductile iron or similar approved
- The applicant is to note that in accordance with the requirements of section 104 of the 2007 Water Services Act there shall be no building over water mains, common pipes, or sewers, and if found the applicant must contact Limerick City and County Council Water Services Department/Irish Water with a proposal for altering at the cost of the applicant.
- The integrity, operation and access to the foul sewer and surface water systems shall not be compromised by the proposed development works.
- The proposed development works involved shall not adversely affect the operation of the foul sewer and watermain systems for the neighbouring properties

Planning Authority Comments:

Noted and conditions to be attached

SUB (C)

Chief Fire Officer, Limerick City & County Council

Submission description

Most of this development received Building Control Fire Safety approval by way of Fire Safety Certificate FC07/045. Changes from that layout can be addressed by way of a revised Fire Safety Certificate application at Building Control Stage.

Planning Authority Comments:

Noted

SUB (D)

Mid West National Road Design Office

Submission description

No observations to make on the proposed development

Planning Authority Comments:

Noted

SUB (E)

County & City Archaeologist, Limerick City & County Council

Submission description

No archaeological issues in regard to the proposed development

Planning Authority Comments:

Noted

SUB (F)

Transport Infrastructure Ireland

Submission description

In the case of this planning application, the Authority will rely on the Planning Authority to abide by official policy in relation to development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012)

Planning Authority Comments:

Noted

SUB (G) Health Service Executive

Submission description

No objection to the proposed development, subject to the following conditions in the interest of public health.

- All connections to the foul sewer shall be carried out in accordance with the Local Authority requirements
- Adequate drinking water points from a potable water supply shall be provided for staff and patrons using the facility. The cold water supply to drinking water shall be taken directly from the rising mains and not fed through a storage tank
- Any retail units which are proposed to be occupied by food premises shall consult with the Health Service Executive, prior to opening and will be subject to registration under the EC (Hygiene of Foodstuff) Regulations 2006
- Suitable and sufficient ventilation shall be provided as follows:
 - o Toilets – up to 3 air changes per hours(extract)
 - o Lobbies – up to 2 air changes per hour (intake)
 - o Storage areas – up to 3-6 air changes per hour (extract)
 - o Offices – up to 6 air changes per hour

Planning Authority Comments:

Noted

SUB (H) Tom Cassidy, Conservation Officer, Planning and Environmental Services Department, Limerick City & County Council

Submission description

The Conservation Officer is satisfied that the proposed change of use is compatible with the fabric and character of the Protected Structure and the other heritage buildings within the development and welcomes the use of the site at the junction of Henry Street and Lower Glentworth Street as a means by which the overall development steps up to meet the heights of the concrete skeleton on the site. It is also the view that proposed development will not, in the context of previous developments within the city block, have a detrimental impact upon the Protected Structure and is compatible with the structures past use. A series of actions/conditions to be attached to the proposed works are included.

Planning Authority Comments:

Noted and conditions to be attached

SUB (I) Limerick Smarter Travel Office, Limerick City & County Council

Submission description

Limerick Smarter Travel Office has viewed the proposed development and have commented as follows:

A tenant specific Workplace Travel Plan shall be prepared and submitted to the Planning Authority within 6 months of the first occupation of this building. The tenant company shall sign up to the Smarter Travel Workplace Programme (in association with Limerick Smarter Travel) to receive free support and assistance in promoting and encouraging sustainable

travel to and from the workplace. Should there be more than one tenant for the building, each tenant would be required to work in conjunction with each other in the implementation of one site specific Workplace Travel Plan for the entire building. In order to ensure compliance with the Workplace Travel Plan, a monitoring report shall be submitted to the Planning Authority on the first anniversary of the first occupation of the development. Further monitoring reports shall be completed and submitted to the Planning Authority on the third and fifth anniversaries of the first occupation of the development.

Planning Authority Comments:

Noted and condition to be attached

SUB (J)

Operations and Maintenance Services Department, Limerick City & County Council

Submission description

Original conditions relating to planning ref 06/330 and ABP ref. 06/770330 should apply to the current application. In addition the following conditions should be included:

- The applicant should upgrade the road pavement surface, public lighting and surface water drainage on Post Office Lane to create a shared surface for cars and pedestrians with a reduced speed limit of 30kph. Details to be in accordance with Design Manual for Urban Roads and Streets shall be agreed with roads engineers of Limerick City and County Council prior to construction commencement. Junction treatments, such as build-outs etc., of Post Office Lane/Cecil St. and Post Office Lane/Lower Glentworth St. should be agreed with the Roads Engineers of Limerick City and County Council so as to provide adequate sight lines
- New footpaths are to be provided along the Henry St. façade and on the Lower Glentworth St. façade. Details of footpath widths and construction methods to be agreed with the Roads Engineers of Limerick City and County Council prior to construction. Details should follow Limerick City and County Council Draft Public realm design guide and Design Manual for Urban Roads and Streets
- Cycle parking as agreed with Limerick Smarter Travel is acceptable but provision should be available within the design to increase the number of spaces should there be a demand for same.
- Construction management and delivery plan for the construction of the development to be agreed with the Roads Engineers of Limerick City and County Council prior to the commencement of construction.

Planning Authority Comments:

Noted and conditions to be attached

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 April, 2016 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 **06/04/16** 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. The applicants shall contribute to replacement of the 8 inch asbestos cement watermain along Henry Street from Lower Glentworth Street to Cecil Street, with ductile iron or similar approved, full details shall be agreed in writing with the Planning Authority

Reason: In the interest of orderly development

3. All works on the Protected Structure and its curtilage, other heritage buildings within the complex, and within their setting, shall be supervised on an ongoing basis by a Conservation Architect accredited to Grade II by the Royal Institute of the Architects of Ireland or other recognized conservation specialist. The supervising conservation consultant shall be responsible for ensuring that all interventions made accord with the statutory and regulatory provisions allowed for in respect of protected structures or provided for in respect of existing buildings, and that materials and methodologies utilised are compatible with historic and traditionally built fabric.

Reason- To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area

4. A Full Archival Standard Photographic Study of the complex, on a room-by-room and feature-by-feature basis, shall be prepared in advance of works commencing, and maintained during the course of the project. These records should include: photographs taken before, during, and after the completion of each stage of the works programme. Copies of the final report, including photographs and all other relevant records, are to be retained on the protected structure's file.

Reason – To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area

5. Prior to the commencement of works a Construction Management Plan and delivery plan for the construction of the development shall be submitted to the Planning Authority for written agreement, this shall deal comprehensively with all relevant matters including the provision of a contractor's compound. Information shall also be provided on the nature of the finishes for the boundary fencing envisaged for the complex. There shall be an assessment of any implications for the built heritage that this may have, and put forward mitigations. The removal of the compound and the cleanup of its location after the project is completed should also be addressed at this point.

Reason – To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area

6. A comprehensive historical of the site and its environs shall be prepared and lodged with the planning authority upon completion of the project. All relevant documentary resources shall be availed of in researching this document.

Reason – To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area

7. All elements of significance of the fabric, fixtures and features of the Protected Structure complex are to be protected against damage during the course of the works. Any shields or protective barriers erected or installed must be wholly reversible without loss of material, or damage to the structure, in accordance with the Principles of Conservation.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area

8. Sample panels of brickwork, to suit various contexts, to include bedding mortars, shall be prepared and submitted to the Planning Authority and written approval prior to principle works commencing.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area

9. Samples of stone shall be submitted to the Planning Authority and for written approval prior to principle works commencing.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area

10. A final palette of materials including all types, finishes and colours shall be submitted to the Planning Authority for written agreement, these shall be appropriate to the setting and sympathetic to the Protected Structure on site

Reason: In the interest of orderly development and visual amenity

11. All contractors and sub-contractors engaged to work on the project are to be briefed on the significance of the site as a protected structure and the extent, and remit, of Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended) and that all statutory and regulatory provisions in respect of the legislation are to be observed.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area

12. Prior to the occupation of the development, the applicant/occupier shall submit details of the all proposed signage for written agreement of the Planning Authority.

Signage shall be designed in such a manner that it is appropriate and fitting for the proposed development.

Reason – In the interest of orderly development and visual amenity

13. A tenant specific Workplace Travel Plan shall be prepared and submitted to the Planning Authority within 6 months of the first occupation of this building. The tenant company shall sign up to the Smarter Travel Workplace Programme (in association with Limerick Smarter Travel) to receive free support and assistance in promoting and encouraging sustainable travel to and from the workplace. Should there be more than one tenant for the building, each tenant would be required to work in conjunction with each other in the implementation of one site specific Workplace Travel Plan for the entire building. In order to ensure compliance with the Workplace Travel Plan, a monitoring report shall be submitted to the Planning Authority on the first anniversary of the first occupation of the development. Further monitoring reports shall be completed and submitted to the Planning Authority on the third and fifth anniversaries of the first occupation of the development.

Reason: In the interest of orderly development

14. Upgrade of the road pavement surface, public lighting and surface water drainage on Post Office Lane to create a shared surface for cars and pedestrians with a reduced speed limit of 30kph shall be provided. Details shall be in accordance with Design Manual for Urban Roads and Streets with the Planning Authority prior to construction commencing, details shall also include junction treatments, such as build-outs etc., of Post Office Lane/Cecil Street and Post Office Lane/Lower Glentworth Street.

Reason: In the interest of public safety and to provide sight line

15. New footpaths shall be provided along the site frontage of Henry Street and on Lower Glentworth Street. Details of footpath widths and construction methods shall be agreed with the Planning Authority prior to construction commencing. Details shall be in accordance with Limerick City and County Council Draft Public Realm Design Guide and Design Manual for Urban Roads and Streets

Reason: In the interest of public safety and to provide sight line

16. 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.

17. Prior to the commencement of development the appointed contractor shall submit to Planning Authority for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the construction of the development. The waste management plan shall include:
- a) A list of proposed waste collection permit holders to be employed
 - b) A list of the proposed waste facility permit sites, the wastes maybe recovered or disposed of.
 - c) Estimates of the proposed tonnages of the soil and stone and or the construction and demolition (C&D) waste.
 - d) A detailed list of the collectors and the waste recovery sites including estimated tonnages shall be submitted.

Reason: In the interest of orderly development

