

5th June 2015.

To the Mayor and each member of the Metropolitan District

Re: Part 8 Procedure - Proposed residential development at Cliona Park and Monabraher Road, Moyross, Limerick to include (i) provision of 10 no. residential units; (ii) hard landscaping including provision of shared surface area, adjustments to existing footpaths and installation of street lighting and street furniture; (iii) soft landscaping including planting & trees; (iv) new boundary treatments to adjacent lands; (v) upgrading and re-routing of foul sewers and surface water drainage; and (vi) all associated site works.

A Chomhairleoir, a chara,

I enclose herewith report prepared in accordance with Section 179(3) (a) of the Planning and Development Act 2000-2014 and Part 8 of the Planning and Development Regulations 2001-2013 in relation to the above.

The proposal was advertised on 5th February 2015 and plans and particulars in relation to same were made available for public inspection until 20th March 2015.

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

Mise le meas



PATRICIA LIDDY
ACTING DIRECTOR
HOME AND SOCIAL DEVELOPMENT

Encl.

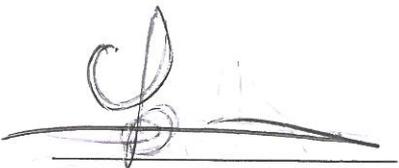
**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING AND
DEVELOPMENT ACT 2000 – 2014**

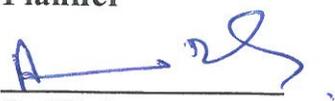
Re: Permission for (i) provision of 10 no. residential units; (ii) hard landscaping including provision of shared surface area, adjustments to existing footpaths and installation of street lighting and street furniture; (iii) soft landscaping including planting & trees; (iv) new boundary treatments to adjacent lands; (v) upgrading and re rooting of foul sewers and surface water drainage; and (vi) all associated site works

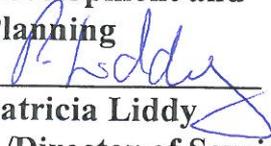
**At: Cliona Park
Moyross
Planning Reference no. 15-8002**


**Joseph Duffy
Executive Planner**


**Gerry Sheeran
Senior Planner**


**Stephane Duclot
Senior Executive
Planner**


**Pat Daly
Director of Services
Economic
Development and
Planning**


**Patricia Liddy
A/Director of Services
Home and Social
Development**

Pursuant to Section 179 3(a) of the Planning & Development Act 2000-2014, this report is submitted to the members of Limerick City and 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 and County
Council.**

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1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning and Development Act 2000-2014, and Part 8 of the Planning and Development Regulations 2001-2013.

2.0 Description of the nature and extent of the proposed development

The proposed development is located in the Moyross Regeneration area in Cliona Park and Monabraher Road, Moyross, located north of the city centre. The site is strongly urbanised. The subject site lies within Cliona Park and is bounded to the north by Moyross Avenue and to the east by Dalgaish Park.

Also in this area is the Watch House Cross retail centre and the Corpus Christi Church lies to the north. The site is deemed to be a 'brownfield'. The overall area of the site is 0.49 in size and involves the construction of 10 no. units. The proposed development will be a series of infill and bookend sites on 4 separate plots.

The plans and particulars went on public display from 05th February –20th March 2015.

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

The proposed site is located on lands which are zoned as Residentially Zoned Area in the current Limerick City Development Plan 2010-2016 and identified in the Limerick Regeneration Framework Implementation Plan Land Use map for Existing and New Replacement Housing. It should be noted that none of the subject site is located within the Flood Risk Area set out in Map 2 - Flood Risk Areas (Limerick City Development Plan).

However, the Planning Authority note that the proposed development does not meet the parking requirements as set out in the Limerick City Development Plan. A rationale for this shortfall was attached with this application under by HRA planning. And additional information was submitted by the Office of Regeneration on the 01st May, 2015. This was reviewed by the Travel and Transportation Department, LCCC where the shortfall was considered acceptable (received on the 20/05/15).

3.1 Relevant Policies and Objectives

The Limerick City Development Plan 2010-2016 sets out the following:

Policy RG.1 Implementation of Regeneration

It is the policy of Limerick Council to support the implementation of the Regeneration Programme in a coordinated and sustainable manner and to co-operate with the Regeneration Agencies and the other agencies in the Region to deliver the goals and objectives set out in the Regeneration Programme.

Policy EDS.4

It is the policy of Limerick City Council to facilitate the regeneration agency in accordance with an approved masterplan

Policy EDS.6

It is the policy of Limerick City Council to mobilise the potential of brownfield sites in the City.

Policy H.3

It is the policy of Limerick City Council to encourage the establishment of sustainable residential communities by ensuring that a mix of housing and apartment types, sizes and tenures is provided within the City.

Policy H.4

It is the policy of Limerick City Council to have regard to the policies and objectives of the following Strategies and Plans:

Sustainable Residential Development in Urban Areas (DEHLG 2008)

Urban Design Manual – A Best Practice Guide (DEHLG 2008)

Quality Housing for Sustainable Communities (DEHLG 2007)

Policy H.5

It is the policy of Limerick City Council to promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre.

Policy H.6

It is the policy of Limerick City Council to ensure a balance between the reasonable protection of existing residential amenities, the established character of the area, and the need to provide for sustainable residential development.

NOTE *Please note ‘Limerick City Council’ is now Limerick City and County Council (LCCC)-this document was prepared before the amalgamation of the Local Authority

Policy BHA.2

It is the policy of Limerick City Council to protect and enhance the archaeological value of the sites (and their settings) located within the 'Zone of Archaeology Potential' and all other features listed in the Sites and Monuments Record (SMR).

Limerick Regeneration Framework Implementation Plan Moyross Framework Implementation Plan

The following are the key local principles that the Moyross Framework Plan shall address:

- To protect the integrity of all Natura 2000 sites in the vicinity. In this regard the development proposals developed shall be subject to HDAA and SEA.
- To protect the existing biodiversity of the area and to provide interpretation for the public.
- To develop a large public park that connects the river Shannon, Moyross and Caherdavin for a range of active and passive recreational uses.
- To create a civic area of suitable scale in Moyross that can act as a focal point for community, civic and educational facilities including a rail station.
- To promote Watchhouse Cross as the District Centre for the area of Moyross, Kileely, Ballynanty and Parteen in accordance with the Mid West Retail Strategy.
- To complete the northern distributor road and to provide access from it to Moyross.
- To provide for greater linkages between Moyross and the adjacent areas to the west including the educational institutions.
- To protect the existing alignment of the Limerick/Galway rail line.

Objective ZO.3 Regeneration

To support the social, economic and physical regeneration of Moyross, Kings Island and Southill in accordance with the proper planning and sustainable development of the City as a whole.

The regeneration agency has prepared a Masterplan for each of the three areas mentioned. These master plans have no statutory basis and are considered to be a guidance document. All developments in the areas will be assessed in accordance with the principles set out in Chapter 7 Regeneration. All proposed development in these areas will be assessed in the context of the impact on the local area and on the City as whole.

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

3.2 Habitats Directive Project Screening Assessment

Habitats Directive Project Screening Assessment Screening for Appropriate Assessment

<p>Construction improvement works Are effects significant: No</p> <p>Are substantial works required: No</p> <p>Operating phase effects: Limited and localised Are effects significant: No</p>	<p>Phase:</p> <p>Ex-situ effects: n/a Are effects significant n/a</p> <p>Run-off: surface water run-off collected by road gullies and discharged to existing storm drain facilities, considered adequate. Are effects significant: No</p> <p>Abstraction: None Displacement: None</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: Name of sites: Lower Shannon SAC	No
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>	Yes
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of an SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, Sandflats, Saltmarsh, Shingle, Reefs, Sea Cliffs</i> Lower Shannon SAC.	Yes

4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i>	Yes
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

Conclusion

Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC and SPA and therefore an Appropriate Assessment is not considered necessary.

3.3 Land Acquisition

All lands required for the Development are in the control of Limerick City and County Council.

3.4 Conclusion

The Planning Authority note that the proposed development does not meet the parking requirements as set out in the Limerick City Development Plan. A rationale for this shortfall was attached with this application on the 23rd April, 2015. This was reviewed by the Travel and Transportation Department, LCCC where the shortfall was considered acceptable (received on the 20/05/15).

It is considered that the construction of 10 no. residential units; (ii) hard landscaping including provision of shared surface area, adjustments to existing footpaths and installation of street lighting and street furniture; (iii) soft landscaping including planting & trees; (iv) new boundary treatments to adjacent lands; (v) upgrading and re-rooting of foul sewers and surface water drainage; and (vi) all associated site works is in accordance with the Limerick City Development Plan 2010-2016 and the proper planning and sustainable development of the area. Taking into consideration the nature and scale of the proposed development, it is deemed acceptable at this location.

4.0 Submissions with respect to the proposed development

A total of 7 no. submissions written submissions/observations were received and are listed A-G and outlined below.

LIST OF SUBMISSIONS RECEIVED		
SUB REF	FROM	Date received
A	Department of Arts Heritage and Gaeltacht (DAHG)	12/03/2015
B	Executive Archaeologist, LCCC	24/02/2015
C	Irish Water/Water Services Department, LCCC	16/02/2015
D	Fire Service, LCCC	24/02/2015
E	Health Service Executive (HSE)	25/03/2015
F	Travel and Transportation Department, LCCC	20/05/2015
G	Brendan Long, 19 Cliona Park, Limerick	24/02/2015

Sub A- Department of Arts Heritage and Gaeltacht DAHG

Submissions description

- The DAHG recommended the following:
 - “The engagement of the services of a suitably qualified underwater archaeologist to carry out the requested underwater archaeological assessment.*
 - A detailed desktop study to look at the historical and archaeological background to the area and location in the river that is to be the focus of proposed works.*
 - An underwater archaeological diver survey in tandem with handheld metal detection survey shall be carried out of the footprint of the proposed works. These surveys shall be licensed by this Department.*
 - A detailed survey of the weir to be done to include a scaled drawn record, photographic and descriptive record. This to include what is visible above and below the water line.*
 - The UAIA shall include any potential impacts from plant and machinery, temporary compound works, etc as well as primary potential impacts from the proposed works.*
 - A detailed report shall be compiled containing all results from the archaeological assessment and shall include a detailed Impact Statement. The report shall be forwarded to the Underwater Archaeological Unit for consideration and comment before any decision is made on this application*
- Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest*

Planning Departments Comments

The Planning Authority notes the above. Having regard to submission B below the Planning Authority considers no condition to be attached.

Sub B- Executive Archaeologist, LCCC

Submission description

Executive Archaeologist has no specific objection. The following observations have been made as follows:

“The scheme should have no impact on any known archaeological monuments”

Planning Departments Comments

The Planning Authority notes the above and considers that no condition needs to be attached.

Sub C- Irish Water/Water Services Department LCCC

Submission description

Irish Water have no specific objection The following observations have been made as follows:

Limerick City & County Council Water Services Department/Irish Water should be contacted for all Water connections, Sewer connections and should be consulted on all of the above matters prior to construction.

- LCCC Water Services Department/Irish Water should be contacted for all water connections, sewer connections and should be consulted on all the above matters prior to construction.
- LCCC Water Services Department/Irish Water will require from an engineering company with a minimum of €2m professional indemnity insurance on the completion of the project stating that the works in relation to the sewers, storm and foul sewers and water mains, have been completed to good engineering practices and in accordance with the conditions laid down in the planning permission, a further engineers chartered certificate will be required at the taking in charge stage stating that no deterioration has occurred in the storm and foul sewers and water mains since the issue of the last certificate.
- Water supply comments
- Foul sewerage comments
- Surface water disposal comments

Planning Departments Comments

The Planning Authority notes the above. Suitable condition will be attached.

Sub D- Fire Officer, LCCC

Submission description

Fire Officer has no specific objection. The following observations have been made as follows:

- *Part M (Access for People with Disabilities) of the Building Regulation 2000 shall be provided for dwelling, apartment and duplex.*
- *The stairway and the exit route therefrom to the open air at ground level shall be enclosed in construction having a minimum fire resistance of half an hour. All doors in the enclosing walls shall be self-closing and have a minimum fire resistance of half an hour.*
- *Recommendations for bedroom windows for escape or rescue purposes:-*
 - *An unobstructed opening not less than 850mm. by 500mm. should be provided.*
 - *The bottom of the window opening should not be more than 1100mm from the floor of the room in which it is situated and not less than 800mm.*

- *If the window is a dormer window or a rooflight, the distance from the eaves of the roof to the cill or vertical plane of the window or cill of the rooflight should not exceed 1700mm when measured along the roof.*
- *Each wall between the premises and adjoining buildings shall comply with the requirements for separating walls set out in Technical Guidance Document B 3.2.5.5 OR 3.2.5.6 and shall have a minimum fire resistance of one hour. Each such wall shall be constructed wholly of non-combustible materials and shall be completely imperforate.*
- *Hydrant should be provided such that no house is more than 46 meters from a hydrant. It shall comply with BS 750: 1984. The depth of the hydrant outlet below finished ground level should not exceed 200mm. All hydrants should 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 hydrant cover. Hydrant plates should comply with the requirements of BS 3251. They should show the diameter of the watermain in millimetres on the upper part of the plate and the distance of the marker from hydrant on the lower part of the plate. All characters should be black and the remainder of the front face should conform to colour reference No.309 (canary yellow) of BS 381C.*
- *Access for the Fire Service shall be provided as follows:*
 - *All housing estate carriageways and turning areas for use by the fire service shall be in accordance with An Foras Forbartha publication entitled "Recommendations for Site Development Works for Housing Areas.*
 - *Off-carriageway parking shall be provided to ensure an unobstructed carriageway width of 6 m.*
 - *Carriageways and hard standing areas shall have a minimum carrying capacity of 12.5 tonnes.*
 - *The carriageway shall have a minimum clearance height of 3.7 m.*

Planning Departments Comments

The Planning Authority notes the above and a note will be attached advising the applicant to contact the Fire Department.

Sub E-Health Service Executive (HSE)

Submission description

HSE have no specific objection. The following observations have been made as follows:

"The application refers to regeneration works in the Moyross area. With works such as these, where sewers are opened and demolition takes place in a densely populated suburban residential area, there is potential for a number of health impacts on the surrounding population:

Pest control:

With any demolition works and especially when sewers are opened, the proliferation of rodents can become a major issue. In the interests of the surrounding population, the Environmental Health office would recommend that measures taken to ensure that a pest control plan is in operation at all times. This should be carried out by a competent pest control company and in such a manner as not to be injurious to wildlife, domestic animals or birds.

Odour control:

Again, when sewers are opened, foul odours can arise, causing irritation and/or annoyance for those living or working nearby. While the foul odours may be unavoidable, complaints may be mitigated by prior public information notifications e.g. through local media.

Noise control:

Building works may also give rise to noise complaints, either from the building sites themselves or from construction traffic, when noise is deemed to be excessive or on-going at unreasonable hours. Hours of operation should be restricted to daylight hours.

Planning Departments Comments

The Planning Authority notes the above. Condition to be attached where applicable for noise. No demolition occurs in this application.

Sub F- Travel and Transportation Department, LCCC

Submissions description

“... I would consider that it is order to proceed with the Part 8 for Cliona Park and Cosgrave Park as you have outlined and discussed at our recent meeting with the Planning Department (email received on the 20/05/15)

I wish to clarify that the T&T Department accept the shortfall in parking spaces for both 15-8002 Cliona Park and 15-8003 Cosgrove as per the Limerick City Development Plan 2010-2016 parking standards”(email received on the 21/05/15)

Planning Departments Comments

The Planning Authority notes the above and considers that the shortfall in Parking has been justified by the Travel and Transportation, LCCC report as above

Sub G-Brendan Long

Submission description

The 3rd party objection states the following:

“Side entrance to be kept clear as I use the side entrance for delivery of oil; and to put out my bin. The dog also uses the side entrance. Privacy is a concern. There is a window overlooking at back of new development. Can

such windows be removed or obscured? When driving out of my house, view will be obscured from traffic coming from the right. This could be dangerous”

Planning Departments Comments

The Planning Authority notes the above and will attach a condition to address this concern.

5.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the drawings, details and specifications contained in this report subject to the following:

1. All site works shall be carried out to the satisfaction of the Planning Authority in accordance with the Department of the Environment 1998 publication “Recommendations for Site Development Works for Housing Areas”, except in the case of the road surfacing where only paragraph 2.23 of these recommendations shall apply.

Reason- In the interest of the proper planning and sustainable development of the area.

2. No work shall take place on site outside the hours of 8.00 am to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday. No surface water runoff shall be discharged onto public roads, foul sewers or adjacent property. 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 interests of proper planning and sustainable development.

3. 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

4. **Water Supply** - Limerick City & County Council Water Services Department/Irish Water shall be contacted for all Water connections, Sewer connections and shall be consulted on all of the following matters prior to construction:

- (a) Each individual dwelling unit within this development shall have its own individual and separate water service connection with individual WSCR Box and Pulse Output Water Meter in accordance with Limerick City & County Councils recommendations, located on the public footpath or publicly accessible area. This is necessary for water conservation and demand management reasons.
- (b) All water mains installed, as part of this planning permission, shall pass a pressure test and are leak free before been put into service. Certification of these pressure tests should be submitted to Limerick City & County Council by the Developers Engineer. Limerick City & County Council staff to be notified when test is being carried out.
- (c) The developer shall submit a water conservation proposal for approval within **1 MONTH** of the receipt of this grant of permission.
- (d) Interference with Limerick City & County Council's water supply is not permitted at any stage; however metered standpipes may be supplied to developers on request during the construction stage.
- (e) All water main installations to be in accordance with the DoEHLG Recommendations for Site Development works for Housing Areas and in accordance with Limerick City & County Council specification for laying water mains.
- (f) No building over water mains, common pipes, or sewers is permitted, and if found the developer must contact the Water Services Department of Limerick City & County Council with a proposal for altering at the cost of the developer
- (g) Limerick City & County Council is committed to providing sufficient water pressure to service a 2 story building (1.7bar), should this development require additional pressure, on site arrangements approved by Limerick City & County Council and completed by the developer should be pre agreed with Limerick City & County Council Water Services Department.
- (h) HDPE or ductile iron only to be used for water mains.
- (i) Sluice valves to be added to all water mains either, as per Drawing No. 131-279-014, Watermain Layout, (as supplied by the applicant during the planning process), or at locations to be decided by Limerick City & County Council Water Services Department.
- (j) All valves to be left handed close.
- (k) Either a loop or a hydrant to be added to all dead-ends.

Reason – In the interest of orderly development and public health

5. **Foul Sewerage** - Limerick City & County Council Water Services Department/Irish Water shall be contacted for all Water connections, Sewer connections and shall be consulted on all of the following matters prior to construction:

- a. No building over water mains, common pipes, or sewers is permitted, and if found the developer must contact the Water Services Department of Limerick City & County Council with a proposal for altering at the cost of the developer

- b. Design drawings indicating the proposed sizes of all sewer lines must be submitted and agreed with Limerick City & County Council Water Services Staff within 1 month of a grant of permission.
- c. Each dwelling unit shall have its own 100mm service connection with inspection manhole to the foul sewer on the public Road.
- d. All gullies to be trapped.
- e. A majority of the sewers will be laid in filled ground, engineer to ensure that ground treatment is suitable to prevent settlement of the sewers.
- f. On completion of the development a suitably qualified professional shall certify all works in relation to the foul sewers, this cert to be provided upon completion of the development or prior to any sale or occupation of a unit within the development.
- g. In addition a CCTV survey of the entire foul sewer system with “as built” on digital format compatible to Limerick City & County Council GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to the Water Services Department of Limerick City & County Council prior to the sale or occupation of any unit within the development.
- h. Sealed manhole covers; (Class D400 for Roadways, Hard shoulders and Vehicular Access and Class B125 for Footways and Grassways), to be installed on all service chambers in accordance with Limerick City & County Council Water Services Department.

Reason – In the interest of orderly development and public health

- 6. **Surface Water Disposal** - Limerick City & County Council Water Services Department/Irish Water shall be contacted for all water connections, sewer connections and shall be consulted on all of the following matters prior to construction:
 - (a) Design drawings indicating the proposed sizes of all sewer lines must be submitted and agreed with Limerick City & County Council Water Services Staff within **1 MONTH** of a grant of permission.
 - (b) No building over water mains, common pipes, or sewers is permitted, and if found the developer must contact the Water Services Department of Limerick City & County Council with a proposal for altering at the cost of the developer
 - (c) All existing gullies surround the proposed development on the public roads must be replaced with hippo style gullies and incorporated and connected into the proposed new storm sewer. All proposed gullies must be Cavanagh Foundry hippo style gullies.
 - (d) Each house shall have its own 100mm connection with inspection manhole to the public storm sewer on the Public Road.
 - (e) A majority of the sewers will be laid in filled ground, engineer to ensure that ground treatment is suitable to prevent settlement of the sewers.

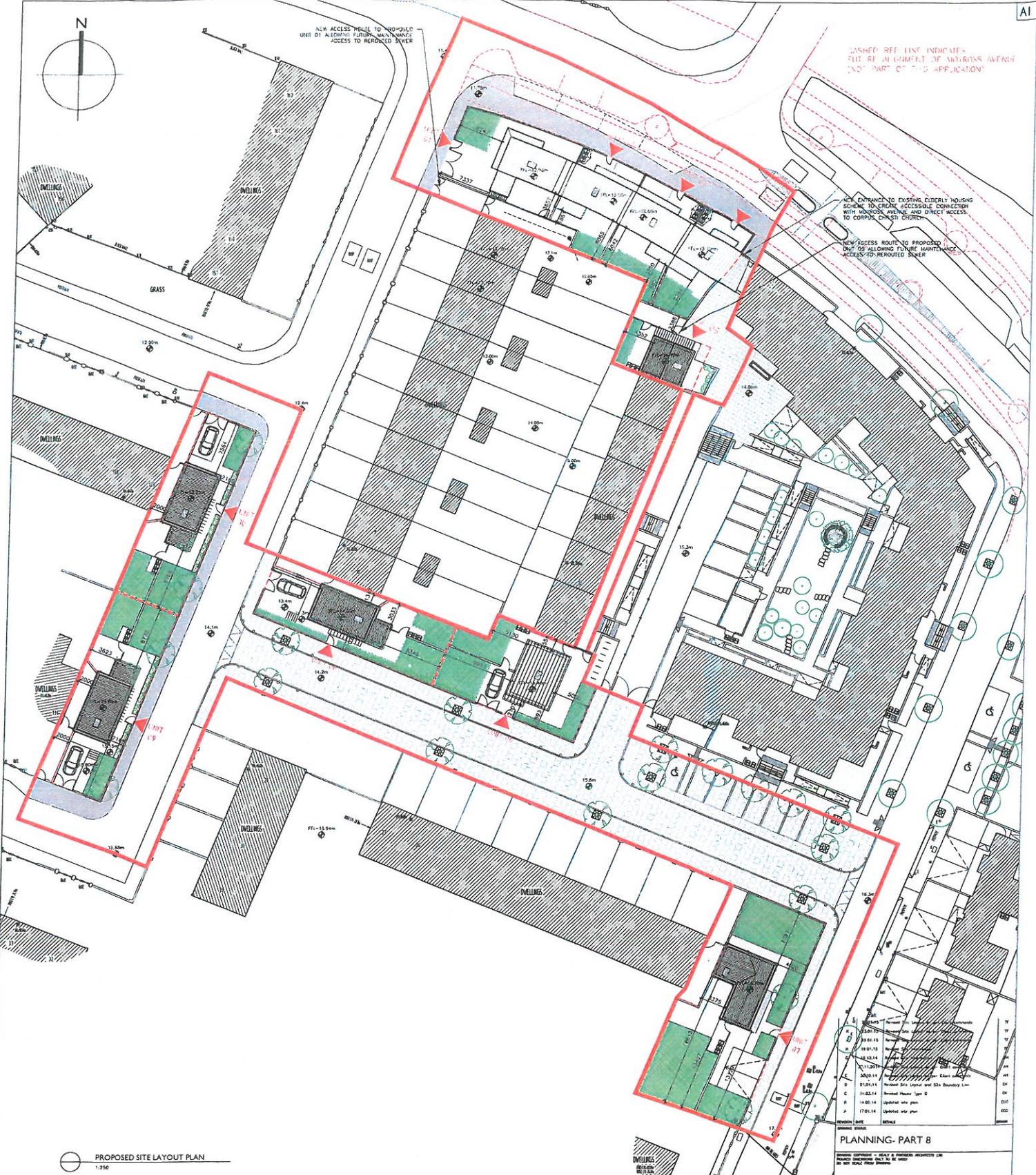
- (f) On completion of the development a suitably qualified professional shall certify all works in relation to the effect of the raised ground on the surrounding properties and the storm sewers this cert to be provided prior to the sale or occupation of any unit within the development.
- (g) In addition a CCTV survey of the entire foul sewer system with “as built” on digital format compatible to Limerick City & County Council GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to the Water Services Department of Limerick City & County Council prior to the sale or occupation of any unit within the development.
- (h) Sealed manhole covers; (Class D400 for Roadways, Hard shoulders and Vehicular Access and Class B125 for Footways and Grassways), to be installed on all service chambers in accordance with Limerick City & County Council Water Services Department.

Reason – In the interest of orderly development and public health

- 7. The laneway adjacent to 19 Cliona Park shall be kept clear at all times and any 1st windows which overlooks shall be of frosted/obscure glass. Full details to be submitted for the written agreement of the Planning Authority

Reason In the interest of residential amenity

NOTE: The applicant is required to comply with all Fire Regulations and should contact the Fire Section of LCCC;



SITE INFORMATION:

NUMBER	HOUSE TYPE	FLOOR AREA	SITE AREA	PRIVATE AREA
UNIT - 1	-	124.8 m.sq	181.8 m.sq	26.4 m.sq
UNIT - 2	-	125.2 m.sq	113.6 m.sq	36.33 m.sq
UNIT - 3	-	125.2 m.sq	125.6 m.sq	47.3 m.sq
UNIT - 4	-	99.8 m.sq	95.1 m.sq	35.5 m.sq
UNIT - 5	HOUSE TYPE D	65.0 m.sq	84.8 m.sq	30.0 m.sq
UNIT - 6	HOUSE TYPE B	78.9 m.sq	235.5 m.sq	52.5 m.sq
UNIT - 7	HOUSE TYPE A	100.3 m.sq	405.1 m.sq	130.0 m.sq
UNIT - 8	HOUSE TYPE C1	77.0 m.sq	206.6 m.sq	36.8 m.sq
UNIT - 9	HOUSE TYPE C1	77.0 m.sq	220.2 m.sq	44.6 m.sq
UNIT - 10	HOUSE TYPE C2	77.0 m.sq	219.4 m.sq	44.8 m.sq

GENERAL NOTES:

- A THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY
- B ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS METRES
- C ALL DIMENSIONS ARE TO FACE OF BLOCK OR BRICK OR TO USUALLY UNLESS NOTED OTHERWISE
- D ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS

PLANNING - PART B

HEALY PARTNERS ARCHITECTS

OFFICE OF REGENERATION LIMERICK CITY & COUNTY COUNCIL

CLIONA PARK PHASE 2

PROPOSED SITE LAYOUT PLAN

DATE	19.12.2014	SCALE	1:250 @ AI
PROJECT	13-042	NO.	202

RELEVANT SITE BOUNDARY SHOWN THUS

GENERAL NOTES :

- A. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.
- B. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS METRES.
- C. ALL DIMENSIONS ARE TO FACE OF BRICK OR BRICK OR STUCCO UNLESS NOTED OTHERWISE.
- D. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS

RELEVANT SITE BOUNDARY SHOWN THUS
 ALL PROPERTIES IN THE OWNERSHIP OF LCCC

NO.	DATE	DESCRIPTION
F	28.01.2015	LCCC, Owned Property, Revised
E	23.01.2015	Revised 'N' Index, LCCC, Owned Property
D	11.01.2015	Revised 'S' Index, LCCC, Owned Property
C	27.11.2014	Revised 'M' Index, LCCC, Owned Property
B	01.06.2014	Revised 'H' Index, LCCC, Owned Property
A	01.06.2014	Revised 'LS' Index, LCCC, Owned Property

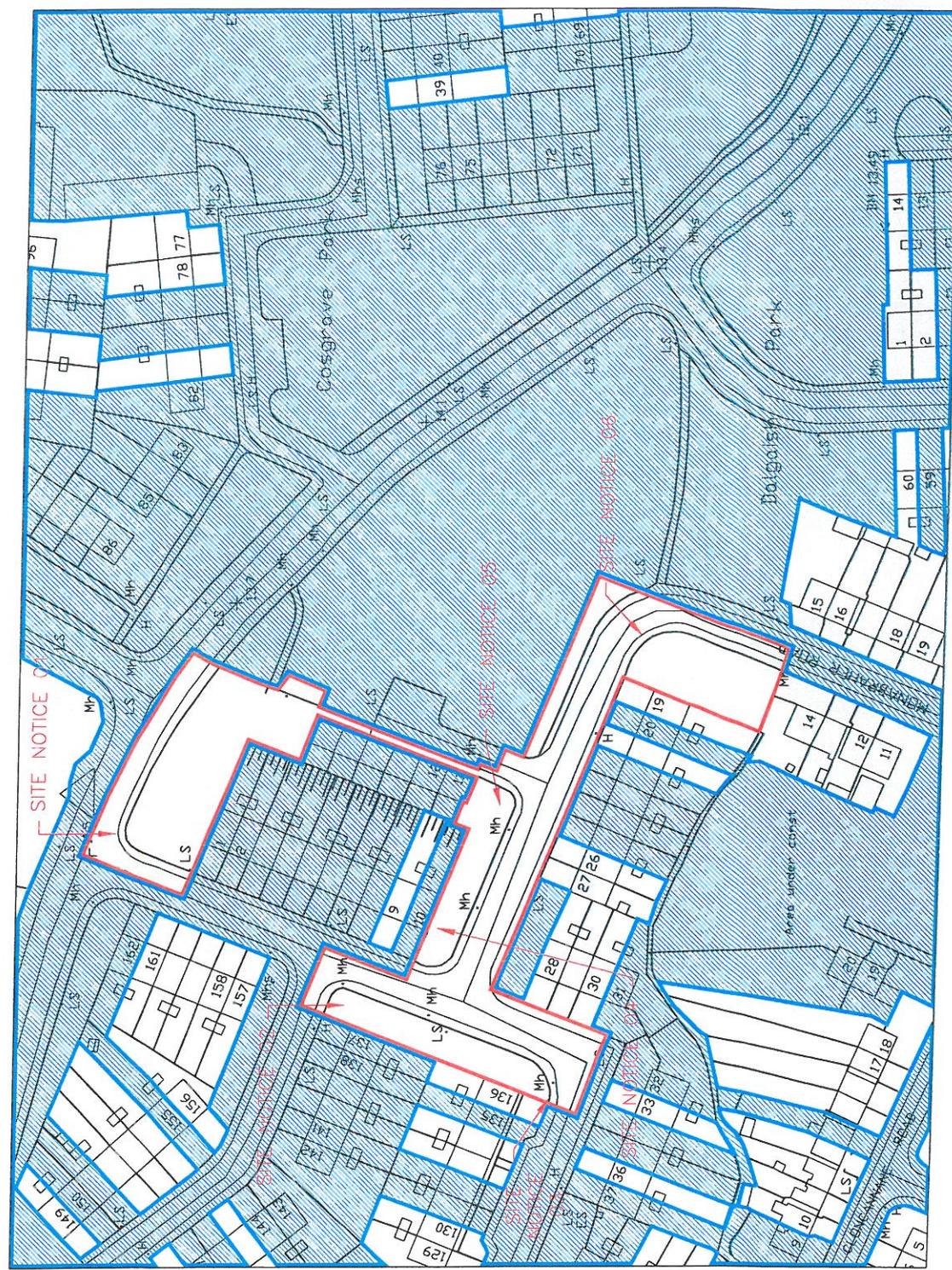
PLANNING - PART 8



OFFICE OF REGENERATION
 LIMERICK CITY & COUNTY COUNCIL
 CLONIA PARK PHASE 2

DATE	27.11.14	SCALE	1:1000
PROJECT	13-042	FOOTING	200
NO.	01	NO.	001
BY	EOG	BY	RR
CHECKED		CHECKED	

ORDNANCE SURVEY IRELAND LICENCE No. = AR 0114215



SITE LOCATION MAP
 1:1000