

5th June 2015.

To the Mayor and each member of the Metropolitan District

Re: Part 8 Procedure - Proposed residential development at Cosgrave Park, Moyross, Limerick to include (i) provision of 50 no. residential units including 27 no. houses and 23 no. apartments; (ii) demolition of 2 no. dwellings and the existing depot building; (iii) realignment of Moyross Avenue; (iv) upgrading and re-routing of foul sewers and surface water drainage; (v) provision of 2 no. attenuation tanks; (vi) provision of new and remodelled areas of public open space; and (vii) all associated site works.

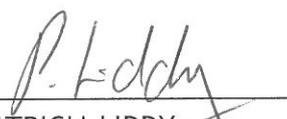
A Chomhairleoir, a chara,

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 19th February 2015 and plans and particulars in relation to same were made available for public inspection until 10th April 2015.

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

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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 (1) the provision of 50 no. residential units including 27 no. houses and 23 no. apartments. (2) demolition of numbers 83 and 84 Cosgrave Park and the existing depot building, (3) realignment of Moyross Avenue, (4) upgrading and re-routing of foul sewers and surface water drainage, (5) provision of 2 no. attenuation tanks, (6) provision of new remodelled areas of public open space and (7) all associated site works

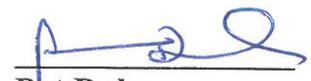
At: Cosgrave Park
Moyross

Planning Reference no. 15-8003


Joseph Duffy
Executive Planner

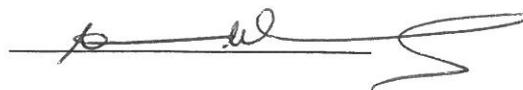

Stephane Duclot
Senior Executive
Planner


Gerry Sheeran
Senior 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 2001-2014.

2.0 Description of the nature and extent of the proposed development

The proposed development is located in the Moyross Regeneration area in Cosgrove Park, Moyross, located north of the city centre. The site is strongly urbanised and is bordered to the north by the Ennis to Limerick railway line. To the east lies Knockalisheen Road, to the south by Moyross Avenue and to the west by a street linking to Sarsfield gardens.

Also in this area is the Watch House Cross retail centre and the Corpus Christi Church lie to the west. A Council Depot is also located within the site boundary and it is proposed to demolition and re-locate same. Cosgrove Park currently consists of 134 units with no properties fronting directly onto Moyross Avenue. The site is deemed to be a 'brownfield' site with a few mature trees to the south east.

The proposed development will be 6.938 acres in size and involves the construction of 50 no. units (27 no. houses and 23 no. apartments) with 120 existing units. Taken together this will provide a density of 31.6 per Ha compared to an existing density of 25 units per Ha. Provision is also for the realignment of Moyross Avenue, upgrading and re-routing of services, attenuation tanks and remodelled open spaces and all associated ancillary works.

The plans and particulars went on public display from 19th February –28th April 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. Also the Land Use Strategy 2.4.2(8) promotes the relocation of the Limerick City Council Maintenance Depot at Cosgrove Park. It should be noted that a very small sliver of the subject site is located within the Flood Risk Area set out in Map 2 - Flood Risk Areas (Limerick City Development Plan).

However only a small portion of the overall site falls within this flood zoning and no residential development is positioned at this location.

The Planning Authority also note that the proposed development does not meet the parking requirements as set out in the Limerick City Development Plan. A rational for this shortfall was attached with this application under by HRA planning as part of this application. And additional information was submitted by the Office of Regeneration on the 23rd April, 2015. This was reviewed by the Travel and Transportation Department, LCCC where the shortfall of parking spaces 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 City Council* to support the implementation of the Regeneration Programme in a coordinate 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.

3.2 Habitats Directive Project Screening Assessment

Habitats Directive Project Screening Assessment Screening for Appropriate Assessment

<p>Construction Phase: 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>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</i>	Yes

		<i>1km of a Special Protection Area</i>	
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 (1) 50 no. residential units including 27 no. houses and 23 no. apartments, (2) demolition of numbers 83 and 84 Cosgrave Park and the existing depot building, (3) realignment of Moyross Avenue, (4) upgrading and re-routing of foul sewers and surface water drainage, (5) provision of 2 no. attenuation tanks, (6) provision of new remodelled areas of public open space and (7) all associated site works, are in accordance with the 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 10 no. written submissions/observations were received and are listed A-J and outlined below.

LIST OF SUBMISSIONS RECEIVED		
SUB REF	FROM	Date received
A	Department Arts Heritage Gaeltacht (DAHG)	27/03/2015
B	Executive Archaeologist, LCCC	24/03/2015
C	Irish Water/Water Service Department, LCCC	24/03/2015
D	Bord Gais	10/03/2015
E	Fire Service, LCCC	12/03/2015
F	Department Arts Heritage Gaeltacht, DAHG	25/03/2015
G	Environment, Waste Management, LCCC	23/03/2015
H	Health Service Executive (HSE)	18/03/2015
I	Heritage Officer, Economic Development and Planning, LCCC	01/04/2015
J	Travel and Transportation, LCCC	20/05/2015

Sub A- Department Arts Heritage Gaeltacht DAHG

Submissions description

- The DAHG recommended the following:

“It is noted that the proposed development is within the zone of archaeological potential established around the Recorded Monument LI005-013: Castle unclassified, which is subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendment) Act 1994. Given the extent and location of the proposed development it could impact on subsurface archaeological remains. It is the Department’s recommendation that archaeological monitoring, as described below be carried out at this site and included as a condition in any grant of planning permission that may issue. Archaeological Conditions 1. Ground works associated with the proposed development shall be monitored by a suitably qualified archaeologist. 2. Should archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found. 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. Suitable 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:

“Archaeological monitoring by a qualified archaeologist shall be in place for all ground disturbance associated with the development. The name of the archaeologist shall be submitted to the Planning Authority four weeks in advance of the commencement of any site works. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Department of the Arts, Heritage and the Gaeltacht and the Planning Authority Archaeologist shall be informed. The developer shall be prepared to be advised by the Department of the Arts Heritage and the Gaeltacht with regard to any necessary mitigating action and shall facilitate the archaeologist in recording any material found. On completion, an archaeological report detailing the works shall be submitted to the

Planning Authority and the Department of the Arts, Heritage and the Gaeltacht.

Planning Departments Comments

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

Sub C- Irish Water/Water Service Department, LCCC

Submission description

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

- 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 to be attached.

Sub D-Bord Gais

Submission description

Bord Gais have no specific objection.

Planning Departments Comments

The Planning Authority notes the above.

Sub E-Fire Services, LCCC

Submission description

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

- *Each flat with a travel distance from the furthest point to the apartment door of greater than 9m shall have a protected private*

entrance hall and every living room and bedroom shall have a door opening off this entrance hall. The hall shall be enclosed in construction having a minimum fire resistance of half an hour and all doors opening off the hall shall be self-closing and have a minimum fire resistance of half an hour.

- *Within the proposed three storey dwellings 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 twenty minutes.*
- *Within duplexes and ground floor apartments the proposed bedrooms shall have a window or rooflight with an unobstructed opening at least 0.33m² with a minimum height and width of 450mm wide when open and so located to allow access for rescue by ladder from the ground.*
- *The protected stair serving apartments shall have an automatic openable ventilator (AOV) with a minimum free area of 1m² at the top of the staircase that operates on detection of smoke within the staircase enclosure.*
- *The design of an accessible WC within each of the units shall comply with Section 3.4 of Technical Guidance Document Part M 'Access and Use' 2010.*
- *Access for the units shall comply with Technical Guidance Document Part M 'Access and Use' 2010.*
- *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.39 (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 services shall be in accordance with An Foras Forbatha publication entitled "Recommendations for Site Development Works for Housing Areas."*
- *Off carriageway parking shall be provided to ensure an unobstructed carriageway width of 6m.*
- *Carriageways and hard standing areas shall have a minimum carrying capacity of 12.5 tonnes.*
- *Carriageways shall have a minimum clearance height of 3.7m*

Planning Departments Comments

The Planning Authority notes the above. A note will be attached as appropriate.

Sub F-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. Suitable conditions to be attached.

Sub G-Environment (Waste Management Section), LCCC

Submission description

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

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

- *A list of proposed waste collection permit holders to be employed.*
- *A list of the proposed waste facility permit sites, the wastes maybe recovered or disposed of.*
- *Estimates of the proposed tonnages of the soil and stone and or the construction and demolition (C&D) waste.*

- *A **detailed** list of the collectors and the waste recovery sites including estimated tonnages shall be submitted”*

Planning Departments Comments

The Planning Authority notes the above. A condition will be attached as appropriate.

Sub H- Department Arts Heritage Gaeltacht, DAHG

Submissions description

The DAHG recommended the following:

“This site is near the Lower River Shannon Special Area of Conservation (SAC) (site code 2165) and involves changes to the foul and surface water. The surface water flows into the River Shannon. a. Limerick City & County Council must ensure they are satisfied the treatment and drainage systems will not pose any threat to water quality in the Lower River Shannon SAC during the construction phase or operational phase. b. The AA screening report states that water quality is not an issue as the river is tidal. Note that Annex species and qualifying interests of the SAC including otter, salmon and lamprey use this part of the River Shannon and could potentially be affected by water quality. c. Limerick City & County Council must ensure their cumulative assessment includes all other planning applications in the Moyross area including the Coonagh to Knockalsiheen Road. d. Note the AA screening states that the site is 100m; however it is approximately 50m from the SAC”

Planning Departments Comments

The Planning Authority notes the above

Sub I- Heritage Officer, Economic Development and Planning, LCCC

Submission description

“Its a previously modified area and suitable zoned for such activity”

Planning Departments Comments

The Planning Authority notes the above.

Sub J Travel and Transportation, LCCC

Submission 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. 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).

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 pm Monday to Friday and 8.00 am to 4.00 pm 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. Archaeological monitoring by a qualified archaeologist shall be in place for all ground disturbance associated with the development. The name of the archaeologist shall be submitted to the Planning

Authority four weeks in advance of the commencement of any site works. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Department of the Arts, Heritage and the Gaeltacht and the Planning Authority Archaeologist shall be informed. The developer shall be prepared to be advised by the Department of the Arts Heritage and the Gaeltacht with regard to any necessary mitigating action and shall facilitate the archaeologist in recording any material found. On completion, an archaeological report detailing the works shall be submitted to the Planning Authority and the Department of the Arts, Heritage and the Gaeltacht.

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

5. Prior to the commencement of development the applicant shall submit to the Planning Authority for agreement in writing a 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.

6. **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

7. **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

8. **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

9. A pest control plan shall prepared and implemented 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.

Reason In the interest of public health

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

