

5th April 2016

To The Cathaoirleach and each member of the Municipal District of Adare-Rathkeale

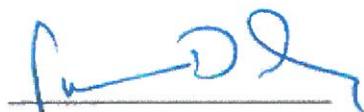
RE: Part VIII Planning Report – Rathkeale, Co Limerick

A Comhairleoir, a chara,

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

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

Mise le meas



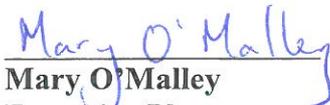
Dr. Pat Daly
Director of Services
Planning and Economic Development
Encl.

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

Re: Change of use from industrial building to 14 light industrial/business centre units and veterinarian clinic. The development also consists of alterations to the existing elevations, new car parking, new entrances with access gates to veterinarian clinic and light industrial/business centre units and all associated site works above and below ground

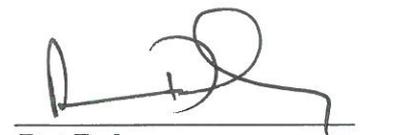
At: Rathkeale Enterprise Centre, Rathkeale Industrial Estate, Rathkeale

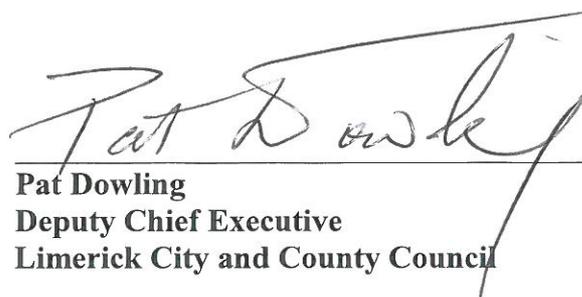
Planning Reference no. 15-8011


Mary O'Malley
Executive Planner


Donogh O'Donoghue
A/Senior Executive Planner


Stephane Duclot
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Director of Services
Economic Development and
Planning


Pat Dowling
Deputy Chief Executive
Limerick City and County Council

Date: April 2016

TABLE OF CONTENTS

- 1. Foreword**
- 2. Description of the nature and extent of the proposed development**
- 3. Likely implications, if any, with respect to the Proper Planning and Sustainable Development of the area**
- 4. Submissions with respect to the proposed development**
- 5. Action taken by Local Authority**

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 proposal is for change of use of the former Andersen Jewellery Factory at Rathkeale Industrial Park Estate, Co. Limerick from Industrial Building to Light Industry Business Centre units and Veterinary Clinic. The Scheme consists of the modifications to existing elevations and internal modifications at Rathkeale Industrial Park Estate, Rathkeale, Limerick to provide 13 Light Industrial units, a Veterinary Clinic (Unit 10) and a Business Centre (Unit 15). The works proposed includes a new vehicular entrance, the provision of additional parking spaces including disabled parking spaces, motorcycle spaces and a covered bicycle shed.

The proposed modifications include the following:

North West Elevation Front – Refer to Drawing No. 15.50.102

Unit 1 – 1 new roller shutter door

Unit 14 - 2 new pedestrian doors, 2 new roller shutter doors

Unit 13 – 1 new roller shutter door

Unit 10 – 2 new doors, 2 new windows, metal canopy to entrance

South East Elevation Rear – Refer to Drawing No. 15.50.102

Unit 2 – 1 new roller shutter door

Unit 3 – 1 new roller shutter door

Unit 4 – 1 new roller shutter door

Unit 5 – 1 new roller shutter door

Unit 6 – 1 new roller shutter door

Unit 7 – 1 new roller shutter door

Unit 8 – 1 new pedestrian door, 1 new roller shutter door

Unit 9 – 1 new pedestrian door, 1 new roller shutter door

Unit 10 – 1 new door

South West Elevation – Refer to Drawing No. 15.50.102

Unit 10 – 1 new glazed screen to replace shutter door

Floor Plan – Refer to Drawing No. 15.50.101

The existing factory will be subdivided internally into 15 smaller units. The units will have a light industrial use with the exception of Unit 15 which will be a business centre.

Parking Provision

The proposal includes the provision of 307 car parking spaces, 13 no. motorcycle spaces and 123 no. bicycle storage spaces. This provision is in line with the vehicles parking standards as set out in Table 10.5 *Vehicle Parking Standards* of the Limerick County Development Plan 2010-2016. The veterinary clinic is to be separated from the remainder of the site by the construction of a 1.8m palisade

boundary fence. The new vehicular entrance at the western end of the site will serve the Veterinary Clinic only.

The plans and particulars went on public display from 14th of December 2015 to 2nd of February 2016. Submissions and observations had to be submitted by 16th of February, 2016.

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

It is considered that the proposed improvements will have a positive effect in the availability of light industrial space for businesses who wish to operate in Rathkeale town. The veterinary Clinic will serve the rural hinterland of the town. The site is zoned for Enterprise and Employment in the Rathkeale Local Area Plan (LAP) 2012-2018. It should be noted that the site falls within Flood Zone A. Following discussions between the applicants and Water Services Section, Limerick City and County Council and a further submission Water Services is satisfied that flooding is not a concern subject to a suitable condition. It is considered that no implications arise on the proper planning and sustainable development of the area.

3.1 Relevant Policies and Objectives

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

Policy ED P9: Facilitation of range of sites for industry

The Council shall facilitate and work pro-actively with development agencies to secure an adequate range of locations for both large scale and small-scale industrial development and for enterprise at key locations throughout the County in accordance with the settlement strategy.

Policy ED P10: Ensuring no adverse environmental impacts

The Council shall ensure that industry and enterprise are in an appropriate location and form for their context, taking into account their likely impact on residential and other amenities, service and environmental carrying capacity.

Objective ED O1 Economic Regeneration

The Council will work with all bodies involved in assisting employment generation and rural and urban economic development in the county through the County Development Board; to ensure that projects and programmes are relevant and appropriate to needs; and work in accordance with the emerging Mid-Western Area Strategic Plan to:

- a) Support small manufacturing businesses by identifying suitable sites and offering reasonable terms for accommodation through the Business Support Unit
- b) Assist in area based renewal projects in urban and rural areas selected for their potential for renewal and sustainable development;
- c) Be prepared to use compulsory purchase powers to assemble sites and assist in support of the strengthening and renewal of villages and town centres to meet these aims;

- d) Emphasise quality of design, amenity and accessibility for all, and facilitate modes other than private transport.
- e) Ensure all projects and programmes are poverty proofed.

Objective ED O2: Location of industrial and enterprise land

The Council shall ensure the protection of suitable lands from inappropriate development that would prejudice its long-term development for industrial and enterprise uses and make adequate, serviced and suitably located Council owned land (zoned where appropriate) available for industrial development. Such lands are in general within the defined settlements, in order to facilitate more sustainable commuting patterns and contribute to the economic development of towns. The following are the terms which developments shall be expected to meet:

- a) they are appropriate to the respective area in terms of size and type of employment generating development to be provided;
- b) they would not result in adverse transport effects; and
- c) they would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers. In respect of the layout of developments and their plot ratio, the Council will seek to ensure that there is not over-development of sites, to allow for incidental amenities and parking and for future expansion in situ. The Council will take into due consideration the context of the site, including the prevailing grain of development and mixture of uses in assessing development proposals; and the character and history of the activity to which the proposal relates.

Objective ED O3: Non industrial / enterprise uses within industrial estates

It is the objective of the Council to permit proposals for development other than for business, general industrial, storage and distribution uses within identified industrial zones only where it can be clearly demonstrated that: they do not give rise to adverse environmental impacts; they do not compromise the provision of a sufficient supply of industrial land within the plan area; and where the proposal is for retail uses they are ancillary to a permitted zoned use.

Objective ED O9: Location of industry or enterprise in brownfield sites

It is the objective of the Council to facilitate industry or enterprises in brownfield sites with previous established industrial or commercial use, or derelict sites in a commercial, industrial or mixed use area, subject to the following considerations:

- a) The use should be appropriate to the scale and context of the site, taking into account traffic and other impacts on local infrastructure and neighbouring land uses and amenities;
- b) Structures of conservation merit should be re-used and not replaced;
- c) The works are necessary for the proposed economic activity or activities.

Objective ED O10: Start-up enterprise developments

It is the objective of the Council to ensure that sites and buildings suitable for start-up enterprise developments are identified in urban locations, safeguarded, and wherever possible, made available at an affordable price. Measures include:

- a) The use of suitable Council lands, and
- b) The acquisition of lands through the County Enterprise Board.

and will not be permitted under this plan unless they comply with article 6 of the Habitats Directive.

c) Maintain the conservation value of all Natural Heritage Areas and also Natural Heritage areas proposed for designation by the DEHLG as well as any other sites that may be so designated during the lifetime of the plan

The site is zoned for Enterprise and Employment in the Rathkeale Local Area Plan (LAP) 2012-2018. The LAP sets out the following:

Objective ED 1: Economic Development Proposals

It is the objective of the Council to permit proposals for new industrial and enterprise development or extensions to existing industrial development in appropriately zoned areas, where it can be clearly demonstrated that the proposal:

- (a) is located on appropriately zoned land;
- (b) is appropriate to the respective area in terms of size and the type of employment generating development to be provided;
- (c) would not result in adverse transport effects;
- (d) would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers; and
- (e) can be serviced efficiently and economically.

3.2 Habitats Directive Project Screening Assessment

Habitats Directive Project Screening Assessment Screening for Appropriate Assessment

<p>Construction Phase: Change of use of building and alterations to elevations, new entrance and boundaries.</p> <p>Are effects significant: No</p> <p>Are substantial works required: yes</p> <p>Operating phase effects: Limited and localised</p> <p>Are effects significant: No</p>	<p>Ex-situ effects: n/a</p> <p>Are effects significant n/a</p> <p>Run-off: n/a</p> <p>Are effects significant: No</p> <p>Abstraction: None</p> <p>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>	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>	No
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>	No
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i>	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:	Refer to below.

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. No further assessment is required.

4.0 - Submissions with respect to the proposed development

LIST OF SUBMISSIONS RECEIVED		
SUB REF	FROM	Date received
(A)	Environmental Health Service, Health Service Executive, West	08/01/2016
(B)	Fire Officer, Fire Service & Building Control, Limerick City & County Council	14/01/2016
(C)	Mid West National Roads Design Office, Limerick City & County Council	19/01/2016
(D)	Waste Management Section, Environment, Limerick City & County Council	24/01/2016
(E)	Veterinary Officer, Limerick City & County Council	25/01/2016
(F)	Water Services, Limerick City & County Council	08/03/2016

SUB (A) Environmental Health Service

Submission description:

- Environmental Health Services have no comments on the Public Health aspects of this application.

Planning Departments Comments

- Acknowledgement of submission.

SUB (B) Fire Officer

Submission description:

- The following would be included in requirements for multi-occupied industrial buildings at fire safety certification stage.
 - (a) The units should generally be provided as separate fire compartments.
 - (b) The means of escape from each occupancy should be independent of, and should not pass through, any other occupancy.
 - (c) A common corridor between different occupancies should comprise a protected corridor.
 - (d) A common automatic fire detection and alarm system provided throughout the building.

It is also recommended that the existing main building entrance and reception be maintained as a common reception/access/egress route for units and that part would therefore not form a separate unit in accordance with (b) above.

Improvements for universal access certification stage may include items such as adequate provision where there is a step at maintenance and such.

Planning Departments Comments

- Acknowledgement of submission, A Fire Safety Certificate and Disability Access Certificate would be required by the applicant for the proposed development.

SUB (C) Mid West National Roads Design Office

Submission description:

- Mid West National Roads Design Office have no comments on the Public Health aspects of this application.

Planning Departments Comments

- Acknowledgement of submission.

SUB (D) Waste Management Section

Submission description:

- Waste Management Plan required

Planning Departments Comments

- Acknowledgement of submission. An appropriate condition will be attached in relation to the provision of a Waste Management Plan for the proposed works.

SUB (E) Veterinary Officer

Submission description:

- The area immediately outside the large animal room should be enclosed with access for farm vehicles only so as to allow for the safe and secure loading and unloading of farm animals.

Planning Departments Comments

- Acknowledgement of submission. An appropriate condition will be attached in relation to the management of loading and unloading of farm animals.

SUB (F) Water Services

Submission description:

- 08/03/2016: The Applicant should submit a topographic survey of the site includes longitudinal sections of the site and the proposed finished floor level of the development in Malin- Head ordnance datum.
- 06/04/2016: The applicant has stated that the finished floor level of the building is 32.20mOD which is lower than the potential flood level of 33.20mOD. "The Planning System and Flood Management – Guidelines for Planning Authorities, November 2009" classified commercial and industrial

developments as 'Less Vulnerable' buildings. As the building already exists and its proposed use is for commercial or industrial purposes which it was originally developed, it would be reasonable to permit its continued use as a commercial / industrial development. From a planning perspective it is essential that the risk of flooding of the building is taken into account and the measures are put in place to mitigate of the risks. The applicant shall submit measures to protect the building and personnel from potential flood event.

Planning Departments Comments

- Acknowledgement of submission. An appropriate condition will be attached in relation to the erection of flood protection measures and preparation of an emergency evacuation plan.

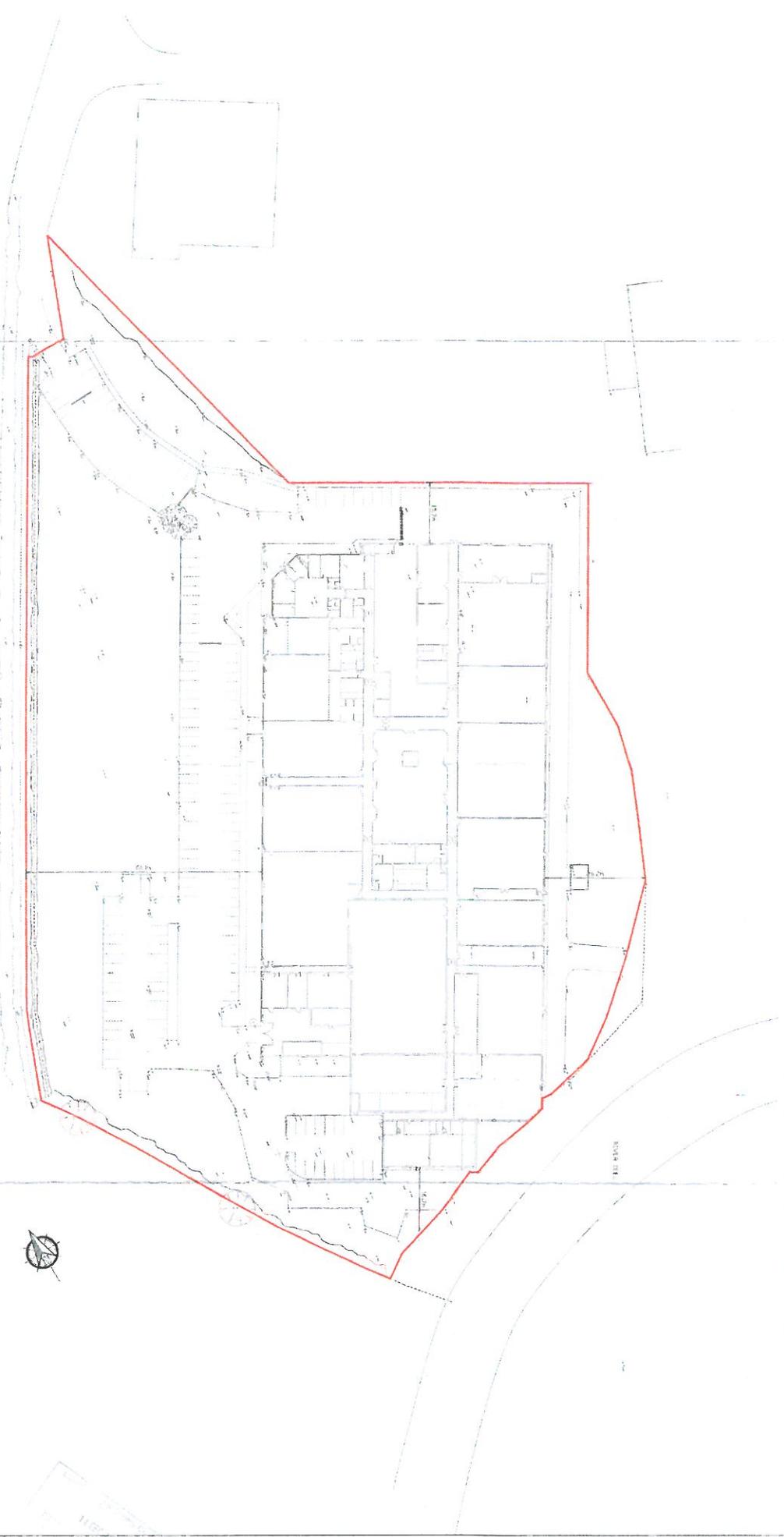
5.0 - Action taken by Local Authority

It is proposed to proceed with the development in accordance with the drawings dated the 14/12/15 and 05/04/2016 and the details and specifications contained in this report.

1. 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 demolition and construction works and all other associated works.
Reason - In the interest of the proper planning and sustainable development of the area.
2. The area immediately outside the large animal room shall be enclosed with a stock proof fence with access for farm vehicles only so as to allow for the safe and secure loading and unloading of farm animals. Revised drawings shall be submitted to the Planning Authority for agreement in writing prior to the commencement of development.
Reason: In the interest of public safety
3. Prior to commencement of development the applicant shall submit for the written agreement of the Planning Authority:-
 - (a) details of flood protection measures for the entrances to the building and flood resilient measures for the building
 - (b) details of emergency evacuation plan for the entire development in the event of flooding.Reason - In the interest of the proper planning and sustainable development of the area.

Advice Note:

A Fire Safety Certificate and Disability Access Certificate would be required by the applicant for the proposed development.



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N24 114

Revision	Description	Date

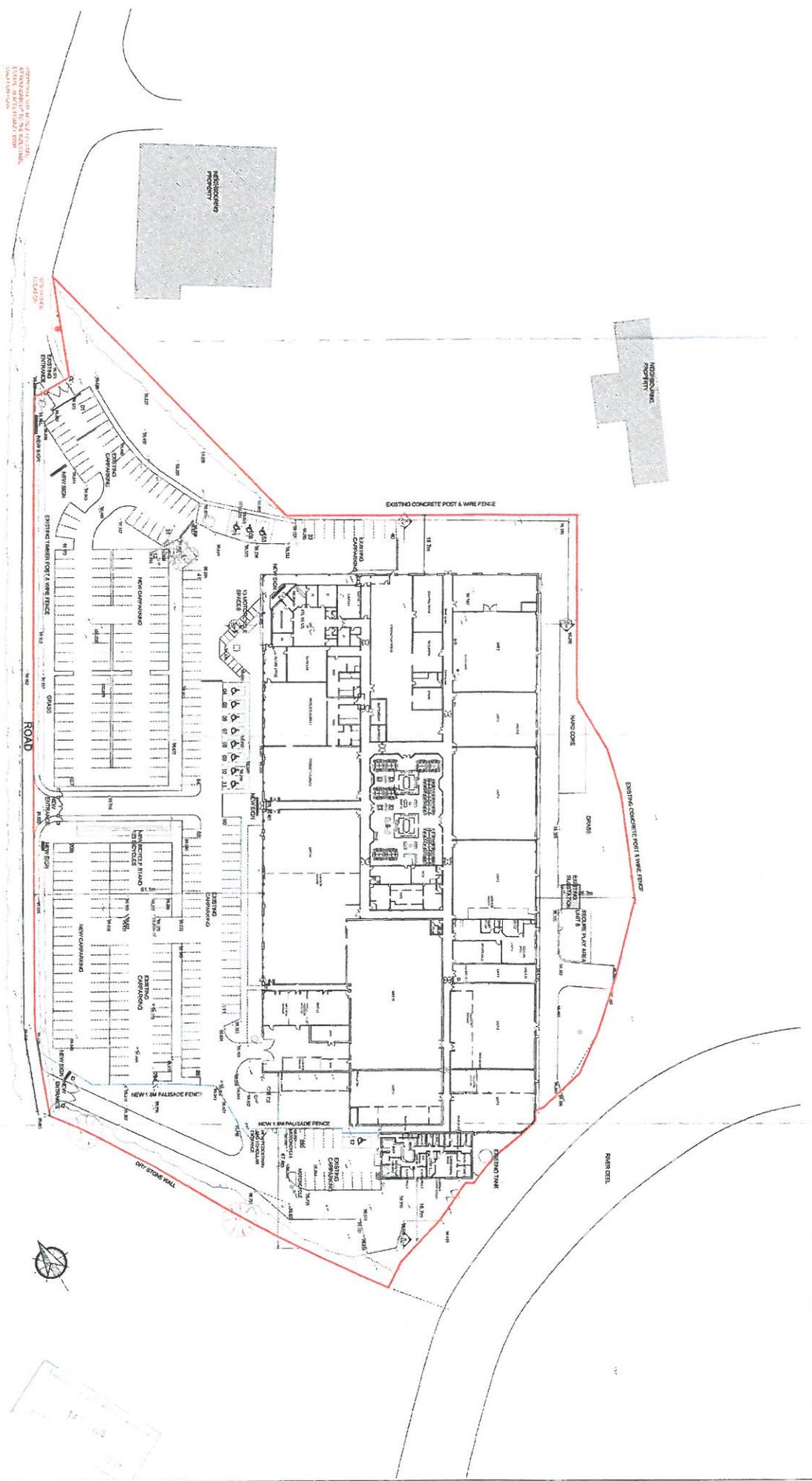
Revision	Description	Date

Contractor: [Name]
 Date: [Date]
 Location: [Location]

Scale: 1:500
 Drawing No: [Number]



Carr Associates Architects Ltd.
 100 St. David's Quay, Dublin 8, Ireland. Telephone: (01) 4091 1000. Fax: (01) 4091 1001. Email: info@carrassociates.com
 Job: RECONSTRUCTION OF FORMER KADDEREN BUILDING BATHFIELD CO. DUNESBORO
 Drawing No: [Number]
 Date: [Date]
 Drawing No: [Number]



REVISIONS TO THE PLAN
 APPROVED BY THE ARCHITECT
 DATE: 08/25/2015
 DRAWN BY: [Name]

N21

Revision	Description	Date

Revision	Description	Date

DATE: 08/25/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

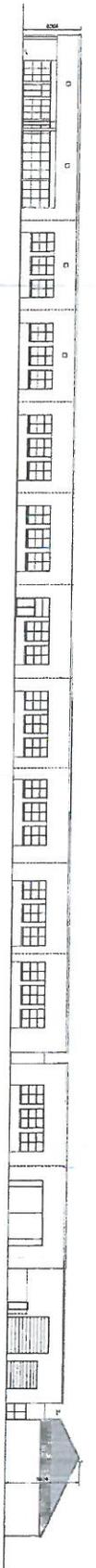
Carr Associates Architects Ltd.

Unit 1, Chapel Court, Oakville, Ontario L6M 1K1
 Phone: (905) 846-1111
 Fax: (905) 846-1112
 Website: www.carrassociates.com

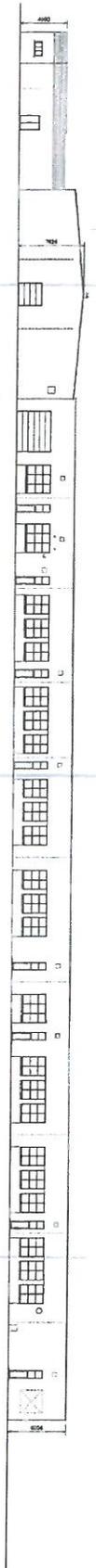
Job: REPAIR OF FORMER ANDERSEN BUILDING TO BE USED AS
 OFFICE SPACE
 Drawing No: 2015-08-001

Drawn by: [Name]
 Checked by: [Name]
 Date: 08/25/2015

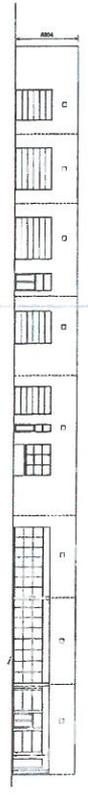
201
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SCALE 1/8" = 1'-0"
NORTH WEST ELEVATION - FRONT



203
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SCALE 1/8" = 1'-0"
SOUTH EAST - REAR



204
1/8" = 1'-0"
SCALE 1/8" = 1'-0"
NORTH EAST - SIDE



205
1/8" = 1'-0"
SCALE 1/8" = 1'-0"
SOUTH WEST ELEVATION - SIDE



206
1/8" = 1'-0"
SCALE 1/8" = 1'-0"
SECTION AA



207
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SCALE 1/8" = 1'-0"
SECTION BB



Revision:	Description:	Date:

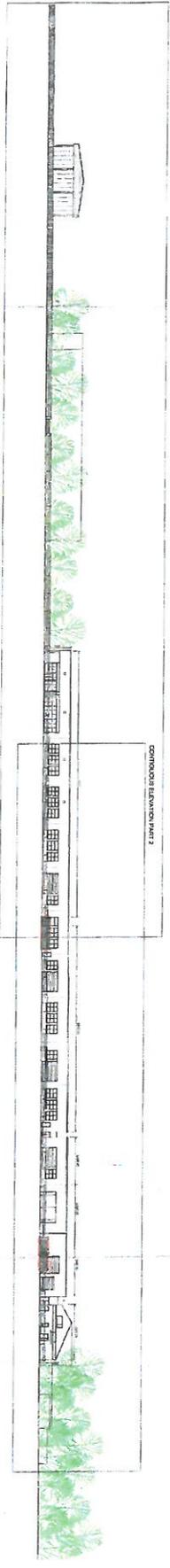
Revision:	Description:	Date:

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
3. REFER TO ALL DRAWINGS FOR NOTES AND SPECIFICATIONS.

DATE: 10/15/2013
DRAWN BY: J. BROWN
CHECKED BY: M. SMITH

Carr Associates Architects Ltd.
 U.S. & Daniel Cook Architects, Dallas, Texas 75201 (972) 441-1111
 Job: RETROFIT OF FOUNDER ADDRESS BUILDING, KATYHOPE, CO. TEXAS
 Drawing: SURVEY ELEVATIONS & SECTIONS
 Date: 10/15/2013
 Drawing No.: 15-20001
 Scale: 1/8" = 1'-0"
 Drawn: JVB
 Checked: MJS

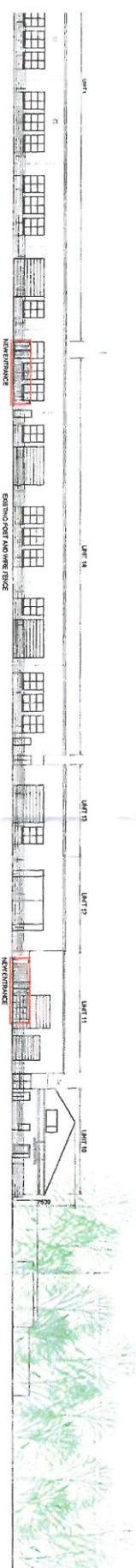
CONTIGUOUS ELEVATION PART 1



200
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SCALE 1:200
CONTIGUOUS ELEVATION



200
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SCALE 1:200
CONTIGUOUS ELEVATION - PART 1



200
1:200
SCALE 1:200
CONTIGUOUS ELEVATION - PART 2

Revision	Description	Date

Revision	Description	Date

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DETAILS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DATE: 15/03/2012
DRAWN BY: [Name]
CHECKED BY: [Name]

Carr Associates Architects Ltd.

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