

7th July 2017.

To the Mayor and each member of the Metropolitan District

**Re: Part VIII Planning Report for the construction of 27 new residential units at Palm Court,
Keyes Park, Southill.**

A Chomhairleoir, a chara,

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

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

Mise le meas,



PAT DALY
DEPUTY CHIEF EXECUTIVE

Encl

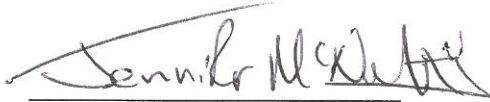
**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (as amended)**

Re: **Permission for the following:**

- (a) Provision of 27 x No. residential units comprising 4 x No. 1 bed, 14 x No. 2 beds & 9 x No. 3 bed units;
- (b) Modification to the existing road network,
- (c) Relocation of an existing ESB substation &
- (d) All associated site works

At: Palm Court, Keyes Park, Limerick

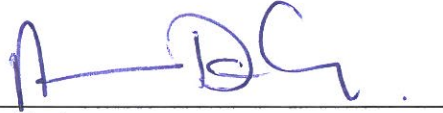
Planning Reference No. 17/8003



**Jennifer Mc Nulty,
Executive Planner,
Planning & Environmental Services**

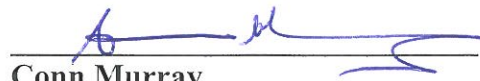


**Donogh O'Donoghue,
A/Senior Executive Planner,
Planning & Environmental Services**



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

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



**Conn Murray
Chief Executive
Limerick City & County Council**

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1.0 Foreword

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

2.0 Description of the nature and extent of the proposed development

The proposed works will be carried out at Palm Court, Keyes Park, Limerick.

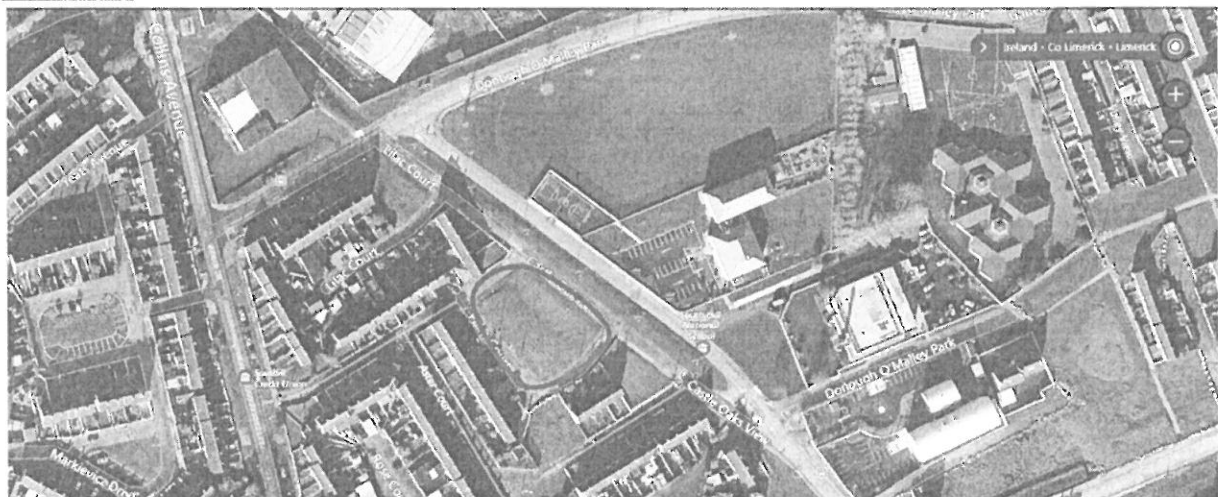
Palm Court, Keyes park is located in the Southill Regeneration Area to the south-east of Limerick City. The site in question currently consists of a green open space area where houses were previously located and demolished. The site is bounded by the Southill Area Centre and a new housing development currently under construction, permitted under the Part 8 process (14/8007), along the eastern boundary. The site is also bounded by the existing residential developments - Lilac Court along the northern boundary, Rose Court along the western boundary and Aster Court along the southern boundary.

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

- (a) Provision of 27 x No. residential units comprising 4 x No. 1 bed, 14 x No. 2 beds & 9 x No. 3 bed units;
- (b) Modification to the existing road network,
- (c) Relocation of an existing ESB substation &
- (d) All associated site works

The plans and particulars went on public display from 3rd of April, 2017 to 18th of May, 2017. Submissions and observations had to be submitted by 1st of June, 2017.

Location:



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

Limerick City Development Plan 2010 – 2016*

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

- Map 1 - Land Use Zoning – the site is identified for 2(A) Residential land use;
- Map1C - Regeneration Areas – the site is identified in Area D – Southill;

Footnote No. (vii) attached to the Land Use Zoning Matrix Table states the following – ‘*development in the regeneration area shall accord with the principles set out in Chapter 7*’ of the CDP. Please see Policy RG.2 Zoning below as set out in Chapter 7 in this regard:

Policy RG.2 Zoning

It is the policy of Limerick City Council to zone the regeneration areas in a flexible manner to facilitate the delivery of the master plans.

This development plan has provided in its projections of population and economic growth the need for the Regeneration Programme. It is accepted by all parties that the Programme needs to be fluid and will evolve with circumstances locally, regionally and nationally. Therefore this plan will offer sufficient flexibility that will allow the master plans to be implemented in a coordinated and sustainable manner.

Policy RG.2 Zoning - affords the Local Authority flexibility with regard to the facilitation of development which would not generally be considered under a specific land use zoning in order to deliver the regeneration programme i.e. facilitate a non-compliant land use such as residential in a light industrial zoning. Policy EDS.4 states the following:

Policy EDS.4

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

Policy EDS.6

It is the policy of Limerick City Council* to facilitate the regeneration agency in accordance with an approved master plan.

Regeneration Areas

The proposed regeneration of Moyross, Southill/Ballinacurra Weston and Kings Island will provide significant employment opportunities during the construction and operational phases subject to funding being made available. The areas also contain a number of strategic assets which can, if developed appropriately contribute to the economic base of the City i.e. LEDP, Galvone Industrial Estate. More detailed policies in respect of the regeneration project are presented in Chapter 7 Regeneration.

Policy EDS.6

It is the policy of Limerick City Council* to facilitate the regeneration agency in accordance with an approved master plan.

The Limerick City Development Plan*, 2010-2016 under Chapter 6 – Housing - deals with the regeneration areas as follows:

Chapter 6 – Housing

Regeneration

The regeneration of three of the larger areas of social housing in the City namely, Moyross, Southill/Ballinacurra Weston and St. Mary's Park has commenced under the direction of the regeneration agencies. The delivery of a much stronger social mix is paramount to the success and sustainability of these areas. Such a mix has to be greater than just mixed tenure, it is essential that over the period of the Plan that these areas achieve a population that has a greater level of income than at present. This will be achieved by the development of private/affordable housing, the expansion of home-ownership within the existing community and more importantly improving the life chances of the current child population through education and job opportunities which clearly highlight the sheer importance of Social Regeneration. The achievement of a stronger social mix in the newly regenerated communities is a crucial objective of the programme.

Within this context the general objectives for housing provision in the City are as follows:

- To develop and deliver effective public housing policy.
- To increase the availability of affordable, social and private housing, and to ensure the adequate provision of residential zoned land for all.
- To enhance the support network in the provision of social housing.
- To promote integration and reduce social segregation in housing development.
- To develop an effective system for the management of Local Authority housing stock
- To promote sustainable housing developments and provide appropriate residential development.
- To promote high quality living environments and the protection of the character of residential neighbourhoods.
- To support the RAPID initiatives.
- To facilitate the accommodation of the 'Homeless'.
- To facilitate the provision of appropriate facilities and accommodation for the 'Travelling' community.
- To secure the objectives of the regeneration programme.

Policy H.2

It is the policy of Limerick City Council* to ensure that sufficient land is zoned to meet the housing requirements of the City over the lifetime of the Plan.

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.

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

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.

The Limerick City Development Plan, 2010-2016* under Chapter 7 – Regeneration - deals with the regeneration areas as follows:

Chapter 7 Regeneration

Policy RG.1 Implementation of Regeneration

It is the policy of Limerick City 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 RG.2 Zoning

It is the policy of Limerick City Council* to zone the regeneration areas in a flexible manner to facilitate the delivery of the master plans.

Southill Framework Plan

The following are the local objectives that the Southill Framework Plan shall address:

- The re-establishment of the N7/N20 Rosbrien interchange into Southill to establish Southill as a gateway to the city centre.
- To develop the Roxboro Shopping Centre and adjacent lands as a mixed use district centre in accordance with the Retail Strategy
- To develop the existing commercial and industrial lands along the south boundary of the Childers Road for mixed use employment related development.
- To develop a mobility strategy for the area connecting the residential zones to the district centre and employment zones and amenity area.
- To develop a new educational campus to serve the needs of the entire area.
- To develop an amenity strategy for the area.
- To establish the need for additional local shopping facilities throughout the area.
- To identify strategic sites for the construction of landmark/gateway buildings.
- The framework plans shall be approved by the City Council* and they shall form the basis of a variation to the zoning proposals contained in this plan.

Applications in the Regeneration Areas

In adopting a flexible zoning approach to the Regeneration Areas, the Planning Authority sets out the following Framework within which all applications will be assessed:

- All applications made by the Regeneration Agency on publicly owned land can be processed in accordance with Part XI of the Planning & Development Act, 2000-2014 subject to adherence to the requirements below.
- All applications shall be accompanied with a statement as to how they accord with the master plans and framework plan when approved. In the absence of the framework plans being approved the application shall be accompanied by a statement in respect of adherence to the standards contained in the City Development Plan and the principles set out above. In this regard any proposed development on lands currently zoned open space may be permissible where it can be demonstrated that there is no diminution in the residential amenities of the general area.

Limerick Regeneration Framework Implementation Plan, 2013

- As per the implementation plan, the area in question is identified as lands for 'residential' land use in the Southill Framework Implementation Plan.
- Volume 1 (pages 98-105) – Physical overview and analysis - deals specifically with Southill
- Volume 2 (pages 202-223) – Framework Strategy - deals specifically with Southill

3.2 Habitats Directive Project Screening Assessment

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

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

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> Name of sites: <i>Lower river Shannon Sac site.</i>	Yes
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site: <i>Lower river Shannon Sac site</i>	Yes
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i>	Yes

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

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

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

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

3.3 Land Acquisition

The Applicant is the owner of the site

3.4 Conclusion

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

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4.0 Submissions with respect to the proposed development

A total of 5 x No. written submissions/observations was received and are listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Irish Water – Received 14/04/17
2.	Timothy Blackwell, Fire Technical Support Officer, Fire & Emergency Services – Received 25/04/17
3.	Sarah Mc Cutcheon, Archaeologist, Design & Delivery Services – Received 08/05/17
4.	Ann Lahiff, Environmental & Planning Services – Received 12/05/17
5.	Anne O'Sullivan, Operation & Central Services – Received 23/05/17

4.1 Submissions:

SUB (1) Irish Water

Submission description:

The submission received on the 14th of April, 2017 and the following issues were raised:

General - 1) As the Applicant is proposing to make a 'significant connection' to both the Irish Water water main and foul sewer networks, the applicant is to contact Irish Water and fill in the 'Pre-Connection Query' form.

2) Where the Applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

3) In the interest of Public Health and Environmental Sustainability, proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

4) In accordance with the requirements of section 104 of the 2007 Water Services Act there shall be no building over water mains, common pipes, or sewers, and if found the applicant must contact Limerick City and County Council Water Services Department/Irish Water with a proposal for altering at the cost of the applicant.

5) All works to water mains, surface water and foul sewers to be in accordance with; Department of Environment Housing and Local Government's; 'Recommendations for Site Development Works for Housing Areas', Irish Water's; Code of Practices, Technical Documentation; 'Water Infrastructure Standard Details' and 'Wastewater Infrastructure Standard Details' and Limerick City and County Council specifications.

6) The integrity, operation and access to the foul sewer, surface water and water main systems shall not be compromised by the proposed development works.

7) The proposed development works involved shall not adversely affect the operation of the foul sewer, surface water and water main systems for the neighbouring properties.

8) Limerick City and County Council Water Services Department/Irish Water should be contacted for all water main, foul sewer and surface water connections and should be consulted prior to construction.

9) Limerick City and County Council/Irish Water will require certification from an Engineering Company with a minimum of €2M professional indemnity insurance on the completion of the project stating that all the works in relation to the surface water sewers, 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 Chartered Engineers Certificate will be required at the Taking in Charge stage stating that no deterioration has occurred in the surface water sewers and foul sewers and water mains since the issue of the last certificate.

Water Supply - 1) Each individual dwelling unit within this development must have its own individual and separate water service connection with individual water meters in accordance with Irish Water recommendations, located on the public footpath or publicly accessible area.

2) The applicant to ensure that a Bulk Water Meter is installed in a publically accessible area on the water main line entering this proposed development, (if necessary).

3) All water mains installed, as part of this planning permission, must pass a pressure test

and are leak free before being put into service. Certification of these pressure tests shall be submitted to Limerick City and County Council/Irish Water by the Developer's Engineer.

4) In accordance with the draft development plan Limerick City and County Council/Irish Water is committed to promoting water conservation, to this end the applicant shall submit a water conservation proposal for approval within one month of a grant of permission.

5) Interference with Irish Water/Limerick City and County Council's water supply is not permitted at any stage; however metered standpipes may be supplied to the applicant on request during the construction proposal for approval within one month of a grant of permission.

5) Interference with Irish Water/Limerick City and County Council's water supply is not permitted at any stage; however metered standpipes may be supplied to the applicant on request during the construction stage.

6) Limerick City and County Council is committed to providing sufficient water pressure to service a two story building (1.7bar), should this development require additional pressure, on site arrangements approved by Limerick City and County Council and completed by the applicant should be pre agreed with Limerick City and County Council Water Services Department.

7) HDPE or ductile iron only to be used for water mains.

8) Sluice valves to be added to all water mains; locations of which to be decided by Irish Water/Limerick City and County Council Water Services Department. 9) All valves to be anti-clockwise close.

Foul Sewerage - 1) Each dwelling unit shall have its own 100 mm service connection with inspection manhole to the foul sewer on the public road in accordance with Irish Water recommendations.

2) All gullies to be trapped.

3) As some of the foul sewers may be laid in filled ground, the applicant's Engineer shall ensure that ground treatment is suitable to prevent settlement of the foul sewers.

4) On completion of the development the applicant's Engineer shall certify all works in relation to all elements of the fould sewer networks, this cert to be provided upon completion of the development or prior to any sale or occupation of any unit within this development.

5) In addition a CCTV Survey and Condition Report of the entire foul sewer system, (including manholes), with 'as built' on digital format compatible to Limerick City and 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 and County Council prior to the sale or occupation of any unit within this development. The applicant shall also submit an Engineers Certificate stating that the CCTV Survey, the Condition Report and the 'as built' drawings are a true and accurate representation of what is actually on the ground.

6) 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 and County Council Water Services Department recommendations.

Planning Authority Comment:

Please see the report prepared by the Applicant – Design & Delivery Services received 28/06/17

Surface Water Disposal - 1) No surface water is to enter the foul sewer network.

Specific response items are scheduled as follows:

- General comment (point 1) – The pre connection enquiry has been submitted previously.
- Water Supply comment (point 2) – Bulk meter not required in accordance with section 2.6.5 of the IW Code of Practice as the development size is beneath the threshold for requirement of same.
- Water Supply comment (point 8) – see attached current proposal for water main layout, can LCCC Water Services confirm their requirements with respect to sluice valve locations?

All other comments are noted and to be included for in the detailed design submission. Additional Response from Charles McCarthy, Senior Executive Engineer, Water Services, LCCC received 21st June 2017 (on review of Punch Consulting Engineers' Water supply comment (Point 8 above) and the application included water main layout): The sluice valve arrangement and the Hydrant locations are acceptable, you should also note that all Sluice Valves used in LCCC North water should be left-hand close (LHC) i.e., anticlockwise close. It is important that this is specified in any Bill of Quantities or instructions on site.

Condition shall apply.

SUB (2) Fire & Emergency Services, LCCC

Submission description:

The submission received on the 25th of April, 2017 and the following issues were raised:

The housing shall comply with the Fire Safety Dwelling House (Vol 2), Part B of the Building Regulations 2017.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services received 28/06/17

Report comments are noted. An application for a Fire Safety Certificate has been made and was granted on the 14th June 2017 in respect of the proposed development. The requirements of the 2017 Building Regulations have been incorporated as part of the permitted Fire Safety Certificate application.

Condition shall apply.

SUB (3) Archaeologist, Design & Delivery Services, LCCC

Submission description:

The submission received on the 8th of May, 2017 and the following issues were raised:

- The site previously contained 31 houses which have been demolished and

consequently there are no archaeological issues.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services received 28/06/17. No condition necessary.

SUB (4) Environmental & Planning Services, LCCC

Submission description:

The submission received on the 12th of May, 2017 and the following issues were raised:

- A Construction Stage site-specific Waste Management Plan to be submitted for the written agreement of Planning and Environmental Services in advance of commencement of the development.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services received 28/06/17

Condition shall apply.

SUB (5) Operation & Central Services, LCCC

Submission description:

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

- Measures agreed in Road Safety Audit must be implemented.
- Landscaping must not impinge on sightlines.
- Public lighting must be provided as part of the scheme and details should be agreed with LCCC's Public Lighting Section prior to construction.
- Energy efficient LEDs are to be used and light and switch types are to be agreed with LCCC's Public Lighting Section prior to construction.

Planning Authority Comment: Please see the report prepared by the Applicant – Design & Delivery Services received 28/06/17

The site is located in Zone 3 as set out on Map 6 – Parking Zones in the CDP – 2 x No. spaces & 25% visitor spaces are required for new houses and 1:25 per apartment and 25% visitor spaces. 38 x No. spaces are proposed on site. This is an approximate shortfall of 25 x No. spaces. Car parking proposal is not considered adequate as per the requirements of the City Development Plan, however the submission made as part of application as set out in the Planning Report has indicated that Smarter Travel policy has been considered through the

proposed provision of bicycle parking and an additional 6 x No. car parking can be provided to the front of Units 17-22. The 6 x No. person units (Unit Type A) must be facilitated by appropriate car parking numbers - Condition shall apply.

5.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the information submitted on file dated the 31st of March, 2017 and the details and specifications contained in this report.

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 31/03/17 and the report received by the Planning Authority on 28/06/17, except as may otherwise be required in order to comply with the following conditions.

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

2. Prior to the commencement of any development on site the Applicant shall submit a Revised Site Layout Plan indicating the following revisions:
 - (i) Sufficient car parking shall be provided for the 6 x No. people units – Unit Type A – in line with the requirements of Zone 3 – Car Parking Standards set out in the Limerick City Development Plan.
 - (ii) The Applicant shall provide a garden shed for each unit.

Reason – In the interest of orderly development and proper planning

3. Prior to the commencement of any development on site the Applicant shall submit a detailed palette of materials and finishes for written agreement of the Planning Authority, for the proposed dwelling units to include windows, doors, vents, external railings and walls, louvered screens, photovoltaic panels etc

Reason – In the interest of orderly development and proper planning

4. Prior to the commencement of any development on site the Applicant shall submit for the written agreement of the Planning Authority a Revised Site Layout addressing all the measures set out in the Road Safety Audit. Landscaping shall not impinge on sightlines.

Reason – In the interest of orderly development and proper planning

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

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

6. Where the Applicant proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of any development on site and adhere to the

standards and conditions set out in that agreement. All aspects of the development shall comply with the details set out in the Irish Water Report on file dated 14/04/17.

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

7. Prior to the commencement of any development on site the Applicant shall submit a Landscaping Plan indicating the location of on-street tree planting stands, trees species and the number of trees and hard landscaping proposed for written agreement of the Planning Authority. Additional on-street tree planting shall be included along the northern and southern boundaries of the site. The agreed work shall be completed before any of the dwellings are made available for occupation.

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

8. Prior to the commencement of any development on site the Applicant shall submit the following information for written agreement of the Planning Authority:
 - (i) The development shall be constructed in line with the requirements of the Design Manual for Urban Roads and Streets – footpaths, street finishes, paving, home zones, car parking spaces, bicycle racks, signage, light stands etc. The Applicant shall submit a detailed palette of materials and finishes.
 - (ii) A footpath shall be provided along the western boundary of the site with Rose Court.

Reason – In the interest of orderly development and proper planning

9. Prior to the commencement of any development on site the Applicant shall submit plans and elevations for all boundary treatments proposed on site to include front of dwelling and rear divisional boundaries for written agreement of the Planning Authority. Details to include materials and finishes.

Reason – In the interest of orderly development and proper planning

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

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

11. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including

water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

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

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

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

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

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

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

Reason - In the interest of privacy and residential amenity

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

Reason - In the interest of proper planning and orderly development

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

Reason - In the interest of public health

17. Prior to commencement of development on site the Applicant shall submit a detailed public lighting scheme for written agreement of the Planning Authority to include the following information:
- (i) The public lighting shall be erected and operational prior to the making available for occupation of any house;
 - (ii) Light stands shall not be located near tree stands;
 - (iii) Energy efficient LEDs shall be used and light and switch types shall be agreed.

Reason - In the interest of public safety

18. Footpaths shall be dished at all road junctions.

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

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

Reason - In the interest of traffic and pedestrian safety

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

Reason- In the interests of public safety and residential amenity

21. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning & Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:

- a. A list of proposed authorised waste collection permit holders to be employed
- b. A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- c. Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic. A template waste management plan can be found at:<https://www.limerick.ie/council/construction-and-demolition-waste>.
- d. If asbestos containing materials have been identified as present, they shall be included in items a, b and c above.

Reason- In the interests of public safety and residential amenity

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

Reason – In the interest of traffic safety

23. Any intruder alarms fitted on all dwellings in this development shall comply with European Standard EN51031. When an alarm is activated, it must sound for no more than 15 minutes

Reason – to minimise the perception of noise nuisance by the occupants of neighbouring properties and passers-by