

7th July 2017.

To the Mayor and each member of the Metropolitan District

Re: Part VIII Planning Report for the construction of 18 new residential units at Cliona Park, Moyross.

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 - 2015**

Re: Permission for residential development consisting of the construction of
(a) Construction of 18 no. two/three storey dwelling units including: 5 no.
3 bed units, 9 no. 2 bed units and 4 no. 1 bed units. (b) Construction of
90m section of new link road with a junction at Moyross Avenue. The
proposals include for the removal of the existing pedestrian crossing at
this location. (c) Construction of minor road connecting the proposed new
link road to Cliona Park South. (d) Extension of minor road at Cliona
Park North and construction of associated turning area. (e) Construction
of new surface water pumping station and associated attenuation tanks.
(f) All associated site works, drainage and landscaping

At: Cliona Park, Moyross & Cloncannane Road, Ballynanty

Planning Reference No. 16/8010



Irené McCormack,
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

Date: 7th July 2017

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

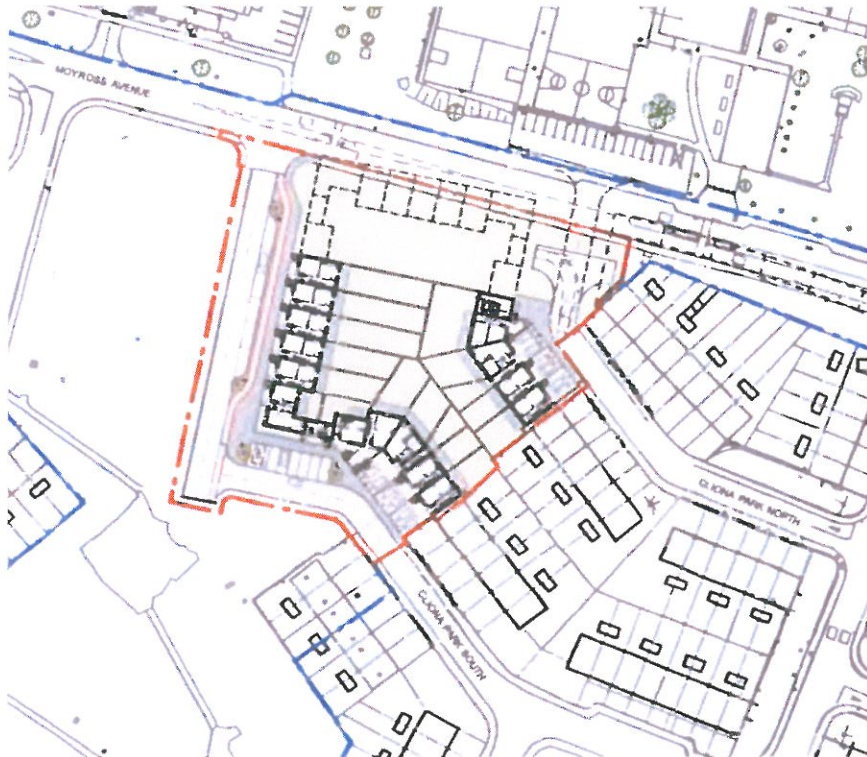
This planning report has been prepared pursuant to Section 179 of the Planning and Development Act 2000-2015, and Part 8 of the Planning and Development Regulations 2001-2015.

2.0 Description of the nature and extent of the proposed development

The proposed development is located in the Moyross Regeneration Area in Cliona Park, Moyross & Cloncannane Road, Ballynanty, located north of the city centre. The proposed development includes for the construction of:

- (a) Construction of 18 no. two/three storey dwelling units including: 5 no. 3 bed units, 9 no. 2 bed units and 4 no. 1 bed units.
- (b) Construction of 90m section of new link road with a junction at Moyross Avenue. The proposals include for the removal of the existing pedestrian crossing at this location.
- (c) Construction of minor road connecting the proposed new link road to Cliona Park South.
- (d) Extension of minor road at Cliona Park North and construction of associated turning area.
- (e) Construction of new surface water pumping station and associated attenuation tanks.
- (f) All associated site works, drainage and landscaping.

The site measure 0.65ha. in area.



Proposed layout

The current application forms part of phase 3 of the Cliona Park development and the provision of 18 units and will provide housing and associated infrastructure, roads and

drainage in line with the overall masterplan for the site. The layout provides for 25 no. Car parking spaces to accommodate the development. The lands are *zoned public open space* in the Limerick City Development Plan 2010 -2016; however the lands area identified in the Limerick Regeneration Framework Implementation Plan 2013 for housing and form part of a Masterplan development as part of the Vision and Framework Strategy for Cliona Park. The site is a green field of under-utilised public open space and poorly overlooked. The site is centrally located with amenities and facilities within close proximity including the Community Hub, Moyross Millennium Park and sports playing fields and a third level educational campus – LIT.

The development of the site as a whole is hindered by rock which is a factor in the roads and housing design and layout.

The plans and particulars went on public display from 19th December 2016 to 8th February 2017. Submissions and observations had to be submitted by 23rd February 2017.

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

The proposed development provides for residential development on lands zoned for residential use and is consistent with the overall zoning for the site and the masterplan for the area. The design and layout respects the existing pattern and grain of the existing and is consistent with the proper planning and sustainable development on the area.

3.1 Policies and Objectives relevant to the Proposed Development

Limerick City Development Plan 2010 – 2016*

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.

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

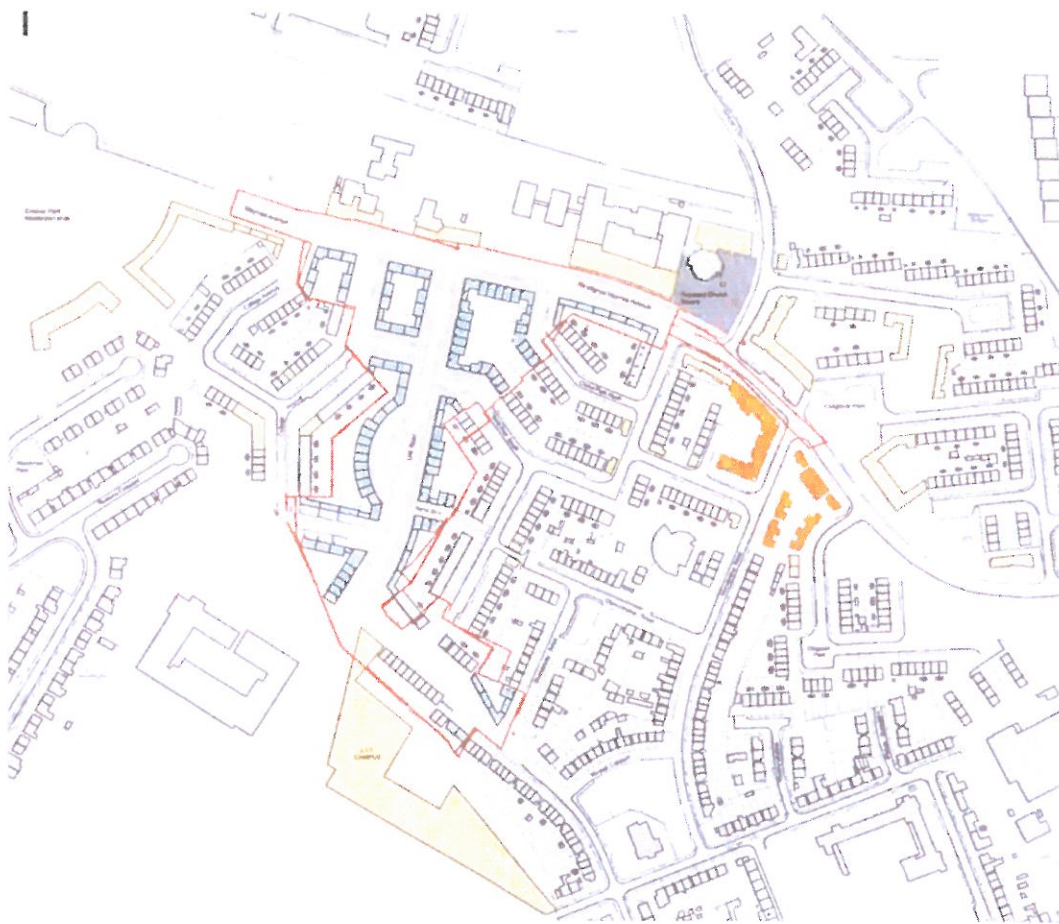
To support the social, economic and physical regeneration of Moyross, Kings Island and Southill in accordance with the proper planning and sustainable development of the City as a whole

Framework Strategy

Central Area:

College Avenue – Cliona Park

The Masterplan proposes new infill residential development and quality open space in this area along with strategic demolitions and comprehensive refurbishments. The aim of the proposed layout is the creation of a permeable neighbour with links to the surrounding areas and a direct new road link to the Cratloe Road via the LIT Campus. The Masterplan also proposes the placement of two key LIT Outreach Buildings in the centre of Moyross opposite the existing Community and Enterprise Centre along the main Moyross access road.



Masterplan - Cliona Park

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

3.1 Habitats Directive Project Screening Assessment

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

| | |
|--|---|
| <p>Construction Phase: Yes – Residential</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? Yes</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: Are effects significant? No</p> |
|--|---|

Identification of Natura 2000 sites which may be impacted by the proposed development

| | | | |
|---|--|--|-----|
| 1 | Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above. | <p><i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i></p> <p>Name of sites: <i>Lower river Shannon Sac site.</i></p> | No |
| 2 | Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above. | <p><i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i></p> <p>Name of site:</p> | No |
| 3 | Impacts on designated marine habitats and species. | <p><i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i></p> <p>Name of site: <i>Lower river Shannon Sac site</i></p> | Yes |

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

The development has been subject of an Appropriate Assessment Screening in accordance with Article 6 (3) of the EU Habitats Directive (Directive 92/43/EEC) and the Planning & Development Acts 2000-2015. An Appropriate Assessment Screening Report was submitted with the proposal. The screening assessment concluded that a full Appropriate Assessment is not required and that the project will not have negative impacts or effects on any Natura 2000 sites.

3.2 Land Acquisition

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

3.3 Conclusion

The proposed development is considered to be acceptable in principal and shall be carried out in accordance with the actions for the Local Authority hereby attached. It is considered that the proposed development is in accordance with policies of the *Limerick City Development Plan 2010 – 2016* and *Limerick Regeneration Framework Implementation Plan*, and is therefore acceptable and in accordance with the proper planning and sustainable development of the area.

4.0 Submissions with respect to the proposed development

A total of 5 no. written submissions/observations were received and are listed below:

| LIST OF SUBMISSIONS RECEIVED | | |
|------------------------------|---|---------------------|
| SUB REF | FROM | |
| (A) | Irish Water | Received 17/01/2017 |
| (B) | Timothy Blackwell – Fire Technical Support Officer, Fire and Emergency Services, Limerick City & County Council | Received 24/01/2017 |
| (C) | Tony Carmody - Operations & Maintenance Services, Limerick City & County Council | Received 01/02/2017 |
| (D) | Residents Cliona Park | Received 23/02/2017 |
| (E) | Sarah McCutcheon - County Archaeologist | Received 26/06/2017 |

SUB (A)

Irish Water

Submission description

The applicant proposes to connect to the public water/wastewater network operated by Irish Water, In this regard the applicant shall be required to comply with the recommendations of Irish Water and sign a connection agreement with Irish Water.

Design & Delivery Services Comments

It is recommended that proposed conditions are attached to any decision to grant permission in relation to items / requirements (which can be dealt with through detail design) raised by Irish Water.

No Change to Planning Application.

Planning Authority Comments:

Noted and conditions to be attached

SUB (B)

**Timothy Blackwell – Fire Technical Support Officer, Fire and
Emergency Services, Limerick City & County Council**

Submission description

The Fire Authority has no objection to the proposed development

- 1. The general provision for Dwelling house, Section 1.5 of Technical Guidance Document 'B' of the Building Regulations 2006.*
- 2. The applicant shall be advised of their responsibility to apply for a Fire Safety Certificate and Disability Access Certificate*

Design & Delivery Services Recommendation:

It is recommended that a proposed condition in relation to the items raised by Timothy Blackwell is attached to any decision to grant permission.

No Change to Planning Application.

Planning Authority Comments:

Noted

Submission description

The submission prescribes / comments as follows:

1. The requirements for location, size, demarcation, signage, kerb and surface treatments pertaining to Accessible Car parking spaces are to be in compliance with the Irish Wheelchair Association Best Practice Access Guidelines.
2. A 2.5% crossfall is to be provided on machine laid development roads.
3. Flexible Roadways to be provided. The submission prescribes minimum specification for capping layer, base, binder and surface courses / layers.
4. A 2.5% crossfall is to be provided on development footways falling to the road and in accordance with NRA Specification. Footpath depth is to be increased from 100 mm to 150mm in vehicle access zones.
5. Footpaths to be continuous & dished at junctions.
6. Hammerhead design to accord with Recommendations for Site Development Works for Housing areas.
7. A side road gradient of 2% should not be exceeded within 7m of the main road junction.
8. Surface water drainage ; the storm sewer to be installed in accordance with designed layouts and certified upon completion by the Engineer with CCTV survey and digital as-builts compatible with the Councils GIS data capture systems being issued prior to taking in charge. Air trapped gullies and non-rock sealed manhole covers to be incorporated. Individual dwellings to have their own 100m connection with inspection manhole.
9. Moyross Avenue speed cushions to be maintained or relocated pending completion of the new DMURS compliant new road interface.
10. Public Lighting design to be in accordance with site layout plan, designed by a lighting design engineer and be sent for the approval of Derek Stundon of Operation and Maintenance Services.
11. Housing development and roads to be identifiable by suitable located name plates.
12. Service connections and development interface works will require a Road Opening Licence.
13. Construction management and delivery plan required to be agreed with Limerick City & Councils Roads Engineers prior to commencement.

Consultants Response

Response to items prepared by Ciaran O'Shea, Punch Consulting Engineers:

Response to individual items as follows:

1. Min 3600mm x 6000mm with 1200mm hatched accessibility zone to the side to be used for disabled spaces as per above comment. Standard parking space to be 2400mm x 6000mm as per DMURS.
2. Agreed. To be finalised during detailed design.
3. Agreed. To be finalised during detailed design. 150mm granular material Type B sub-base to Clause 804 of the TII spec for Roadworks is provided as per drawings provided. Drawings indicate 100mm thickness and 32mm nominal size to CL 906 of the TII Spec for Roadworks. PUNCH will revise drawings to shown 20mm nominal size as per condition. Currently drawings indicate 45mm Polymer Modified Stone Mastic Asphalt with 10mm nominal size to CL 942 of the TII spec for Roadworks. We would recommend using PMSMA as it has far superior durability and resistance to deformation and good rutting resistance and load spreading capabilities.
4. Agreed, to be finalised during detail design.
5. Agreed, to be finalised during detail design.
6. Hammer head sized as per above guidance.
7. Noted, to be finalised during detail design.
8. Items generally noted. Air trap gullies to be used and all surface drainage captured within site as per issued drawings. Irish Water Code of Practice states that all inspection manholes for domestic connections to be within site boundary and not on public road (On Irish Water Detail STD-WW-01).
9. No issue - Relocation to be finalised during detail design. We would envisage moving speed cushions and pedestrian crossing east to allow sufficient space from vehicles entering/existing junction – all to be designed in accordance with DMURS.
10. Noted. Not a Punch Consulting Item.
11. Noted. Not a Punch Consulting Item.
12. Noted. This condition will be noted in detailed design package. The contractor carrying out the proposed works shall be required to include any and all local authority requirements relating to the road opening licence, traffic management, phasing and programming.
13. Noted. This condition will be noted in detailed design package. The contractor carrying out the proposed works shall be required to include any and all local authority requirements relating to the road opening licence, traffic management, phasing and programming.

Response to items prepared by Paul Keogh Architects:

1. Sizing & location of parking space to be finalised through detail design.
10. Public Lighting design to be finalised through detail design.
11. Nameplate requirements to be finalised through detail design.

Design & Delivery Services Recommendation:

The site layout is proposed to be amended to accommodate a modified road design layout (short to medium term action) in order to address the concerns of the community regarding anticipated high levels of through traffic following the opening up of the existing cul-de-sacs within Cliona Park.

It is recommended that a proposed condition is attached to any decision to grant permission in relation to this interim road layout and in respect of the items raised by Tony Carmody.

Planning Authority Comments:

Noted and conditions to be attached

| | |
|----------------|-----------------------|
| SUB (D) | Residents Cliona Park |
|----------------|-----------------------|

Submission description

The submission from the residents of Cliona Park & College Avenue objects to the proposed development on the grounds that the development would:

- Serve to increase anti-social behaviour, substance mis-use, youth congregation and ghettoisation of the areas.
- Generate noise nuisance and traffic congestion in early morning and late evening during and after the construction process.
- Contribute to cramming / overcrowding (eg. parking, access etc), overlooking, overshadowing and loss of privacy in the community.

While the proposal to construct a road interconnecting Moyross with Limerick Institute of Technology and the surrounding city beyond is welcomed, the piecemeal nature of development is objected to. Current and pending development applications are requested to be combined and put forward for consideration as a whole.

It is feared that intensification of social housing development in the Cosgrave Park, Dalgaish Park, Cliona Park and College Avenue areas will increase population within these areas to pre-regeneration 'whole of Moyross' levels significantly unbalancing tenure mix and decreasing amenity space (however underutilized). Three-storey development is objected to.

The submission further notes Regeneration findings in terms of issues arising from social exclusion within Moyross. Progress in respect of Regeneration defined objectives relating to connectivity, employment generation, policing, community and socio-economic supports etc is questioned. The existence of the necessary supports (including the role of tenancy enforcement) to compliment the increased supply of housing is questioned.

Specific Items raised:

1. Converting existing cul-de-sacs within Cliona Park into through roads is objected to on the grounds of increased through traffic flow and activity impacting safe use and enjoyment of the existing street.
2. New development shrouds existing properties concealing them from view and consequently existing properties will be overshadowed and existing green space will be depleted.
3. Concentration of social housing will lead to anti-social behaviour. Connectivity offered by the future link road is welcomed.
4. Subsuming existing homes within a new development context alters local sentiment and sense of place felt toward the original setting.
5. Services & infrastructure provision to support existing and future development is questioned. Lack of a grocery shop is noted.
6. Previous commitment on varied income tenancies, private investment, local enterprise / jobs, amenity development, surrounding area connectivity and a community Garda Station have yet to be realised. Such requirements are considered to be foundation elements and not add-ons.
7. Fears that Moyross will be used as a 'dumping ground' to resolve the current social housing crisis.
8. Locality entrapment is feared by private house owners on foot of reduced property value arising from high concentration of social housing.

Response prepared by Design & Delivery Services:

This significant objection / petition from the immediate Moyross Community, at its core, questions delivery of Regeneration objectives on a level broader than this proposed development of 18 no. much needed residential units within Moyross.

On foot of the submission, a series of detailed street-by-street based consultations have been conducted with volunteering residents from both Cliona Park and College Avenue in order to discuss and better understand the particular frustrations clearly evidenced by the submission.

It is noted that the proposed development represents a further step in the consolidated realisation of the physical masterplan strategy as envisaged within the Limerick Regeneration Framework Implementation Plan now adopted by the Elected Members into the Limerick City Development Plan 2010-2016 (as extended).

This development is a key first step in establishing the alignment and realisation of the planned link road extending from Moyross Avenue south between the St Nessans and Limerick Institute of Technology campus' to the Cratloe Road and communities served therefrom. While this key objective is broadly welcomed by residents, the piecemeal fashion

dictated by sequential development processes and ancillary funding patterns is a cause of understandable Community frustration.

While the proposed development layout is in accordance with that of the adopted Limerick Regeneration Framework Implementation Plan masterplan, the ensuing intensification is a connotation of the future urban development needed to sustain local services, conveniences and community supports. The proximal location of the development to existing community centre facilities such as Church, School, Library and Commercial zone seeks to reduce reliance on transportation by building a close knit, active, safe, functional and sustainable community.

The masterplan dictates that new social housing will only be provided to service: (a) the expanding housing need within the existing community, (b) the replacement housing need within the community and, (c) a housing need for departed community members seeking to return to Moyross.

The installation of community-wide monitored CCTV infrastructure has been a very important factor in settling anti-social behavioural trends within Moyross over recent years to a point where Community acknowledgment of ancillary quality of life improvements since the commencement of the Regeneration programme is noted.

In accordance with the objectives of Limerick Regeneration Framework Implementation Plan masterplan and the Design Manual for Urban Roads and Streets, the planned development pattern seeks to create a hierarchy of active streets rather than the open roads that currently pass through Moyross. Three storey development is planned along primary streets including Moyross Avenue and the proposed link road from Moyross Avenue to the Cratloe Road. These are envisaged as key public arteries from which permeable blocks are planned to interlink existing residential areas and through which, a network of secondary streets will disperse pedestrian, cycle and vehicular movement within and across the urban fabric.

The creation of these new streets while perceived to be 'hiding' existing development is central to achieving positive overlooking of the neighbourhood public realm (streets, open spaces etc) and passive surveillance thereof. This is a key physical objective in seeking to address anti-social behavioural tendencies within the public domain.

While the unstructured residual open space on which this development is proposed will be lost to the development, the overriding Limerick Regeneration Framework Implementation Plan masterplan envisages the provision of structured amenity areas appropriate to urban context at strategic locations.

Response to individual items:

1. Noted. Measure recommended to alleviate this concern pending further development and opportunity for dispersed points of interconnectivity.

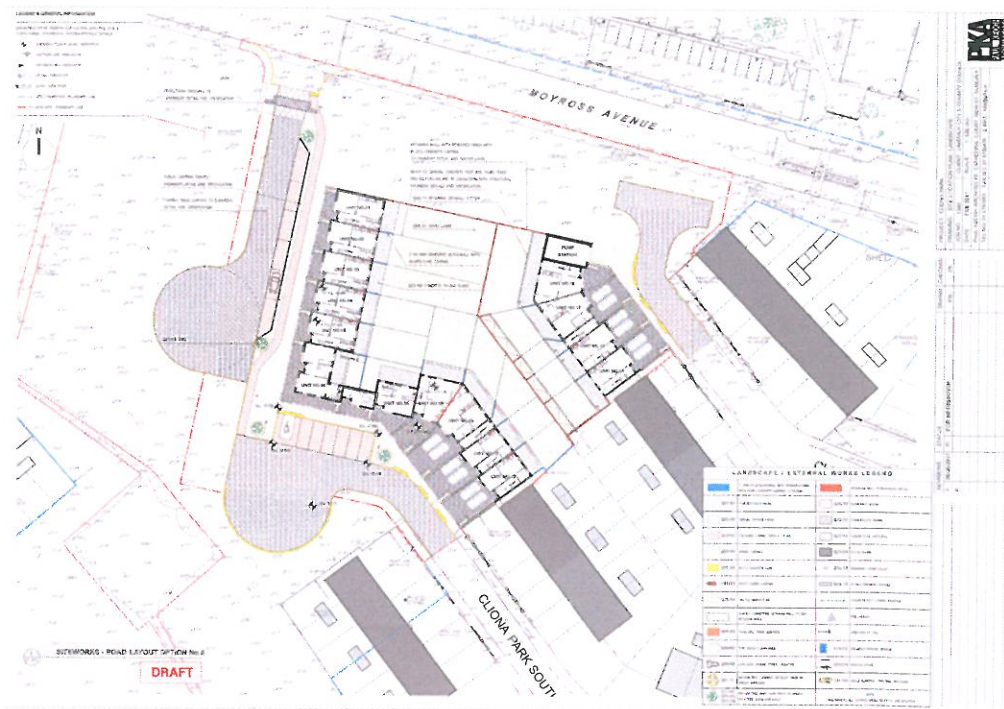
2. The proposed layout is in accordance with the adopted Limerick Regeneration Framework Implementation Plan masterplan layout and seeks to promote active overlooking of streets and open spaces. The scale of the development is consistent with the newly established built scale within the area and the layout is such as not to negatively contribute to overshadowing of existing dwellings.
3. The design of the proposed scheme carefully considers the interface between residential units and the public realm by seeking to retain clearly defined independent access points and negate against blind corners and off-public realm common spaces synonymous with the facilitation of anti-social behaviour. The scheme has been designed to promote positive overlooking of both public and private space. The development of housing close to existing community centre infrastructure is at the core of sustainable development objectives.
4. The master planning of Moyross undertaken in preparation of the overriding Limerick Regeneration Framework Implementation Plan carefully considered the future development of the area. The proposed development is in accordance with the plan for the proposed development of the site in question.
5. The provision of additional housing units is needed to attract and support the commercial viability for support services and conveniences.
6. The Limerick Regeneration Framework Implementation Plan objective sets out clear parameters with respect to the provision of social housing and the attraction of ancillary private investment within the areas.
7. Refer to Item 06 above.
8. Refer to Item 06 above.

Design & Delivery Services Recommendation:

Arising from the consultation processes, the opening up of existing cul-de-sacs within Cliona Park is a key area of concern arising from perception that these new streets will generate new through traffic flows in their capacity as alternatives to existing routes. To alleviate this concern, design & Delivery Services recommends disconnecting envisaged through streets in the short term pending further development which will serve to disperse the feared concentrated burden of additional traffic movements on new streets across a broader network. An alternative recommended road network proposal is included at appendix 6.

It is recommended that a proposed condition is attached to any decision to grant permission in relation to this alternative road layout.

Appendix 6: Recommended Alternative Site Layout Plan



Planning Authority Comments:

Noted and conditions to be attached.

SUB (E)

Sarah McCutcheon - County Archaeologist

Submission description

The submission notes that:

There are no archaeological issues in regard of the proposed works.

Design & Delivery Services Recommendation:

No related action or condition is recommended in respect of any decision to grant permission on foot of the submission by Sarah McCutcheon.

No Change to Planning Application.

Planning Authority Comments:

Noted

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 16th December 2016 and 6th July 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 16/12/2016 and 6/07/2017 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. A final palette of materials including all types, finishes and colours shall be submitted to the Planning Authority for written agreement, these shall be appropriate to the setting.

Reason: In the interest of orderly development and visual amenity

3. 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.

4. Under no circumstances shall any construction materials such as cement, lime, or other aggregates etc. be rinsed down into surface water drains or any other water courses.

Reason: In order to minimise the risk of contamination of any surface water or drainage channels

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 17/1/2017.

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 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

8. 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

9. 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

10. 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

- 11. 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_{AT}} (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

- 12. 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

- 13. 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

- 14. 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. 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

- 15. Prior to the completion and occupation of the dwelling a line of semi mature native broadleaf trees shall be planted at 2.5m intervals in front of 3m high boundary wall elevation to Moyross Avenue.

Reason: In the interest of proper planning and orderly development.

- 16. 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

17. 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

18. 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

19. 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

20. 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

21. 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

22. 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

23. 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

24. 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