



Forbairt Gheilleagrach agus Pleanáil,
Comhairle Cathrach agus Contae Luimnigh,
7-8 Sráid Phádraig,
Luimneach

Economic Development and Planning,
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13th October 2014

To: The Mayor and Each Member of the Metropolitan District Council

RE: Part VIII Proposal - Mungret Neighbourhood Park

Dear Mayor and Councillors,

I enclose a report which is an addendum to the Chief Executive's Report that issued on the 10th September 2014 to you in relation to the Part VIII Mungret Neighbourhood Park.

The report proposes minor changes to the overall design following discussions with Elected Representatives, The Community Council and Local Residents. The report also outlines the different options which were considered during the design stage of the proposed neighbourhood park in relation to the playground.

It is recommended that the development proceed in accordance with the Chief Executives report issued on the 10th September 2014 and the changes proposed in the attached report.

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Pat Daly,
Director of Services,
Economic Development and Planning

Addendum to Chief Executives Report for proposed Mungret Neighbourhood Park

Purpose of report

This report is produced as an addendum to the Chief Executive's Report which issued on the 10th September 2014 to the Mayor and each member of the Metropolitan District Council in relation to the Part VIII Mungret Neighbourhood Park.

The report proposes minor changes to the overall design following discussions with Elected Representatives, The Community Council and Local Residents.

Changes proposed to overall design:

- Removal of picnic area beside proposed playground.
- Provision of additional car parking spaces adjacent to proposed playground, resulting in 48, plus 12 disabled car parking spaces adjacent to the playground. An additional 60 spaces are provided West of Mungret College, which is approximately 170 metres from the proposed playground and linked by a path to the proposed park.
- Location of toilet, which will be a self locking "superloo" indicated.
- Removal of the small play area west of Mungret College.

- Signage for the additional car park will provided along the avenue and any issues in relation parking will be monitored and addressed if required.
- CCTV will also be provided overlooking the proposed parking area.

Options considered:

The options considered in relation to the proposed playground location were as follows:

Option 1: West of Mungret College

This site is located adjacent to the proposed primary school sites and away from residential properties. The location is considered unsuitable having regard to the lack of natural surveillance, which would be contrary to best practice and ministerial guidelines as follows:

- Guidelines for Sustainable Residential Development in Urban Areas' DEHLG, May 2009, state:

'Playgrounds should be carefully sited within residential areas so that they are both easily accessible and overlooked by dwellings, while not causing a nuisance to nearby residents' .

- The proposed playground, falls into the category of 'Neighbourhood Equipped Area for Play (NEAP)' at the top of the three fold hierarchy in the UK classification (The Fields Trust, formerly the National Playing Fields Association). This guidance recommends that the minimal distance between a NEAP playground and the nearest residential boundary should be 30 metres. The proposed playground is 50 metres to the nearest residential boundary.
- The DoEHLG guidelines "urban Design Manual, A Best Practice Guide", May 2009 states:

"The ideal location for a children's play area would be a central area of the development that is well used by pedestrians but where traffic speeds are well managed to an acceptable minimum. The play area should be overlooked by nearby homes that are near enough for effective passive surveillance but far enough to prevent noise transmission above what would normally be expected in a busier part of the site".

Note: the status of the guidelines on "sustainable residential Development in urban areas" is outlined in section 1.13 of these guidelines as follows:

"These guidelines are being issued by the Minister for the Environment, Heritage and Local Government under Section 28 of the Planning and Development Act 2000. Planning authorities and An Bord Pleanála are required to have regard to the guidelines in carrying out their functions under the Planning Acts. It is also intended that both the guidelines and the best practice manual will be of assistance to developers and their design teams in preparing residential schemes."

Option 2: Area north of Mungret College, close to the main entrance gates.

This option is also considered unsuitable as it is within the direct view line of the Monastic site and Mungret College, which is a protected structure.

The land in this area is also wet, which may result in higher maintenance costs for the ongoing management of the playground and car park.

Option 3: Proposed site

This refers to the location shown on the Part 8 drawings and is considered the most suitable site for a playground as it is located in an area where there is an element of natural surveillance. This site can also be adequately screened to ensure minimal impact on the protected views.

Recommendation:

It is recommended that the development proceed in accordance with the Chief Executives report issued on the 10th September 2014 and the changes proposed above.



Pat Daly,
Director of Services,
Economic Development and Planning

13th October 2014



NO.	REVISION	DATE	BY	CHKD.	APPD.
01	Issue for Public Consultation	20/11/2020	MM	MM	MM
02	Issue for Planning	20/11/2020	MM	MM	MM
03	Issue for Planning	20/11/2020	MM	MM	MM
04	Issue for Planning	20/11/2020	MM	MM	MM
05	Issue for Planning	20/11/2020	MM	MM	MM
06	Issue for Planning	20/11/2020	MM	MM	MM
07	Issue for Planning	20/11/2020	MM	MM	MM
08	Issue for Planning	20/11/2020	MM	MM	MM
09	Issue for Planning	20/11/2020	MM	MM	MM
10	Issue for Planning	20/11/2020	MM	MM	MM
11	Issue for Planning	20/11/2020	MM	MM	MM
12	Issue for Planning	20/11/2020	MM	MM	MM
13	Issue for Planning	20/11/2020	MM	MM	MM
14	Issue for Planning	20/11/2020	MM	MM	MM
15	Issue for Planning	20/11/2020	MM	MM	MM
16	Issue for Planning	20/11/2020	MM	MM	MM
17	Issue for Planning	20/11/2020	MM	MM	MM
18	Issue for Planning	20/11/2020	MM	MM	MM
19	Issue for Planning	20/11/2020	MM	MM	MM
20	Issue for Planning	20/11/2020	MM	MM	MM

Limerick City & County Planning Department

Limerick CITY & COUNTY COUNCIL

Site planner:
C. O'Keefe

City Engineer:
M. Wood

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Proposed Neighbourhood Park in Mungret College Grounds

Site Layout

LEGEND

- Proposed Footpath
- Proposed Cyclepath
- Proposed cycleway (to future detail)
- Areas within the circles show the locations of outdoor exercise equipment



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10th September 2014

To: The Mayor and Each Member of the Metropolitan District Council

Re: Part VIII Procedure – Mungret Neighbourhood Park

Dear Mayor and Councillors,

I enclose the Chief Executives Report prepared pursuant to Section 179 of the Planning & Development Act 2000-2014 and Part VIII of the Planning & Development Regulations 2001-2103 in respect of the above proposal for your consideration.

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

Signed: _____

A handwritten signature in black ink, appearing to be "Pat Daly", written over a horizontal line.

Pat Daly

Director of Service

Economic Development & Planning

**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING AND
DEVELOPMENT ACT 2000 - 2013**

Re: Proposed neighbourhood park including:

- Playground
- Picnic facilities
- Outdoor exercise equipment
- Walking & cycle tracks
- Car parking

These works will take place in the grounds of
Mungret College which is a protected structure
Planning Reference No: 14/8003



Karen Burke
Executive Planner



Stephane Duclot
Senior Executive Planner



Gerard Sheeran
Senior Planner



Pat Daly
Director of Services

Pursuant to Section 179 3(a) of the Planning & Development Act 2000-2013, this report is submitted to the members of Limerick County Council. In accordance with Section 179(4)(b) of the above Act, it is proposed to proceed as indicated in Section 5 of this report



Conn Murray
Chief Executive
Limerick City and County Council

Date: 4th September 2014

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1.0 Foreword

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

2.0 Description of the nature and extent of the proposed development

The proposed development includes a playground, picnic facilities, outdoor exercise equipment, walking & cycle tracks and car parking. The development is located within the curtilage of a Protected Structure, Mungret College. The total area of the proposed neighbourhood park is 15 hectares (37 acres) consisting of 11 hectares (21 acres) directly in front of Mungret College, which will contain a large playground, 2,845 m² in area, which will facilitate play equipment that is accessible for all children, including those with disabilities. This area will also contain a pond, picnic facilities, outdoor exercise equipment, walking and cycle tracks and car parking. A proposed walkway will be provided across the green area surrounding Mungret Abbey, this area is 4 hectares and any development within this area will take account the important archaeology of the area. The development of the neighbourhood will respect the setting of Mungret College, and the views from the College and to Mungret Church and the Abbey, the existing mature trees will be retained where possible.

The plans and particulars went on public display from Monday 7th July 2014 to Monday 18th August 2014. There was a public information evening held in Mungret Soccer Club on Tuesday July 15th 2014. Submissions and observations had to be submitted by September 1st 2014.

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 area, providing a much needed asset and will improve the quality of life in the area. The Limerick County Development Plan 2010 - 2016 sets out the following with respect development of recreational facilities and open space.

Objective COM 01: Identify Community Infrastructure and Recreational and Leisure Needs of Settlements

It is the Council's objective to identify through the Local Area Plan process, or the preparation of village design statements, social and community infrastructure needs of settlements throughout the County having regard to their population targets. Appropriate phasing shall be required for developments to ensure that such facilities are provided in tandem with the completion stages of the development

Objective COM 022: Playgrounds

It is the objective of the Council to:

- a) Promote the increase of public high quality and safe play opportunities available to children
- b) Ensure that surfaces and play equipment provided in public playgrounds or publicly funded playgrounds conform to the Irish standards for play equipment and surfacing.
- c) Continue to promote the objectives of the County Limerick Play Plan
- d) Seek the provision and suitable management of safe surfaced children's play areas in new housing developments, and to implement measures to find suitable sites for their provision in existing residential areas
- e) Engage with the community to assist and support them in the provision of playground facilities

Objective COM 023: Quality of Open Space

It is the objective of the Council to:

- a) Promote and facilitate the provision of high quality, well designed open space for all at a convenient distance from homes and places of work
- b) Apply the standards of the Guidelines on Sustainable Residential Development in Urban Areas and Urban Design Manual (DEHLG May 2009) as appropriate. With regard to apartment developments the standards of the Guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DEHLG 2007) shall apply.
- c) Seek the provision of appropriate managed open space, play areas or other informal amenity areas for the benefit of local residents in all housing developments. To meet this standard, suitable areas of land shall be identified and reserved for the provision of public open space, in line with the standards set out below and in the Development Management Guidelines in Chapter 1.

Objective COM 025: Active Open Space

It is the objective of Council to promote the provision of active open space uses for parks, outdoor recreational activities, sports centres, sports pitches, outdoor recreational training centres at appropriate locations taking into account environmental considerations, traffic safety, and impact on amenities in the area and the settlement strategy of this

Objective COM 028: Encourage Active and Healthy Lifestyle

- a) It is the objective of the Council to promote the development of safe and convenient pedestrian and cycling facilities in the towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. New and upgraded road developments will be encouraged to integrate cycle lanes. These will include urban/village developments and short distance routes.
- b) It is the objective of the Council to promote and support the County Limerick Sports Partnership Strategic Plan 2008 – 2011 and the pending County Recreational Strategy 2010 – 2014 when fully assessed and adopted by elected members.

Southern Environs Local Area Plan 2011-2017 sets out:

Objective EH5: Protection of Monuments within areas of Proposed Open Space

It is the objective of the Council in relation to sites listed in the Record of Monuments and Places and other sites and features of historical interest, to require the following

- a) the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development but should be additional to the required open spaces; and
- b) if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development.

Objective ZD 3 Open Space and Recreation

It is the objective of Council to

- a) protect, improve and provide for recreation, open space and amenity provision through the preservation of green space to be dedicated to active or passive recreation, i.e. sports fields, playgrounds, local areas of play (LAP)s and local equipped areas of play (LEAPs):
- b) protect, improve and maintain public open space:
- c) preserve private open space; and
- d) provide recreational and community facilities.

Objective C3: Walkways

It is the objective of the Council to:

- a) Continue to facilitate the development of walkways as indicated on Map 2 in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways
- b) Facilitate a riverside walkway between Tervoe Creek and Ballinacurra Creek
- c) Seek the provision of a walkway and a pedestrian right of way on the Black Walk in the Grounds of Mungret College, and from the Black Walk to the GAA grounds to Monteen Turlough adjacent to Mungret Church

Objective MLO4: Proposals for development of the Mungret – Loughmore Opportunity Site shall have regard to Map 6 and shall include the following:

- c) Layouts will be expected to take advantage of the existing natural features, in particular existing structures and vegetation including the mature tree stands associated with the Black Walk in the grounds of Mungret College and in the open space area to the front of the College. Mature trees, hedgerows and walkways indicated on Map 2 and Map 6 shall be incorporated into the overall development. There shall be clear connectivity between proposed new residential pathways and the indicative walks indicated on Map 2 of this LAP. Layouts should address natural contours as far as is practicable.
- g) The Mungret neighbourhood park shall be developed as a park to serve the community and shall be accessible to all members of the public.

3.2 Habitats Directive Project Screening Assessment

<p>Construction Phase: The proposed development includes a playground, picnic facilities, outdoor exercise equipment, walking & cycle tracks and car parking. The development is located within the curtilage of a Protected Structure, Mungret College.</p> <p>Are effects significant: No</p> <p>Are substantial works required: No</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: No</p> <p>Run-off: surface water run-off to discharge to existing storm water culvert on road.</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> Name of site: Lower river Shannon Sac site	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> Name of site:	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	No

		forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	
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Screening report carried out by Tom O'Neill, Heritage Officer, Economic Development and Planning Department, Limerick City & County Council, outlining that there will be no significant environmental effects and no environmental impact assessment is required. 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.

3.3 Land Acquisition

The lands in question are under the control of Michael Cotter, Statutory Receiver of Dineen & Company Limited (General Receivership), a letter of consent has been provided from Barry C. Galvin & Son, solicitor for Michael Cotter.

3.4 Conclusion

The proposed development is considered to be acceptable in principle and would offer a positive asset to the area, which has a high concentration of residential development in the immediate vicinity and with considerable residential lands in the vicinity. It is considered that the proposed development is in accordance with the Limerick County Development Plan 2010 – 2016 and Southern Environs Local Area Plan 2011 -2017 and the proper planning and sustainable development of the area.

4.0 Submissions with respect to the proposed development

A total of 26 written submissions/observations were received and are listed below:

LIST OF SUBMISSIONS RECEIVED			
SUB REF	FROM		
(A)	Oliver Creighton, Raheen/Dooradoyle Resident		Received 20/08/14
(B)	Mungret Community Council, C/o Camilla O'Donoghue, Old Tom's Cottage, Mungret, Co. Limerick		Received 28/08/14
(C)	Owen and Rose Campbell, 13 Mungret Woods, Mungret		Received 01/09/14
(D)	St Gabriel's School & Centre, C/o Cleonagh Culhane, Springfield Drive, Dooradoyle		Received 01/09/14
(E)	Anna & Alan Ownes, 26 Mungret Woods, Mungret		Received 01/08/14
(F)	Cllr. James Collins, Dooradoyle		Received 31/08/14

(G)	Mungret Historical Society C/o Nessian O'Donoghue, Murroe Village	Received 28/08/14
(H)	Siobhan Condon, 1 Mungret Woods, Mungret	Received 01/09/14
(I)	Philip Corby, Facilities Manager, Analog Devices Int. Raheen Industrial Estate, Raheen	Received 01/09/14
(J)	Eamon Byrne, Mungret Woods, Mungret	Received 01/09/14
(K)	Eoghan Condon, Mungret Woods, Mungret	Received 31/08/14
(L)	Louise O'Neill, Mungret Woods, Mungret	Received 28/07/14
(M)	Linda Meaney et al, 37 The Grange	Received 29/07/14
(N)	Gillian Mc Kenna, Local Resident	Received 08/08/14
(O)	Paul Whelan, 25 Mungret Woods, Mungret	Received 11/08/14
(P)	Rita Bollard, 32 Bellevue Crescent, Father Russell Road	Received 08/08/14
(Q)	Coranne Feeney, Ard Aulinn, Mungret	Received 08/08/14
(R)	Limerick Educate Together National School, C/o Jane Harris	Received 15/07/14
(S)	Dr. Simon O'Connell, Mungret Woods, Mungret	Received 31/08/14
(T)	Mungret Community Council, C/o Vidette Molyneaux, Mungret, Co. Limerick	Received 29/08/14
(U)	Peter Mc Grath, Dromdarrig, Mungret	Received 01/09/14
(V)	Sarah Mc Cutcheon, Limerick City & County Archaeologist, Limerick City and County Council	Received 02/09/14
(W)	Tom Cassidy, Conservation Officer, Economic Development & Planning Department, Limerick City and County Council	Received 04/09/14
(X)	Mungret GAA, C/o Margaret Horgan, Camheen, Mungret	Received 15/07/14
(Z)	Department of Arts, Heritage and the Gaeltacht	Received 29/08/14

Submissions:

SUB (A)	Oliver Creighton, Raheen/Dooradoyle Resident
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Submission description

The submission received on the 20th August 2014, welcomes the proposed development, as a member of several seniors club in the area including: The Limerick Regional Probus Club, the Raheen Active Retirement Club and The Limerick Senior Forum, the club are looking forward to the recreational facilities included in the plans.

A facility should include an assembly hall for meetings, indoor sports etc. This type of facility would greatly enhance social, educational, health and future well being of seniors and with opportunities for intergenerational activities to the overall benefit of communities served by the Park. Strongly request that the Local Authority consider the provision of a community hall in the plans or consider the possibility of making rooms available in Mungret College building for indoor activities.

Planning Departments Comments:

The Planning Authority note the submission, there are currently no proposals currently to construct a community centre. Mungret College use is yet to be determined. This issue has been referred to the Property Department of Limerick City and County Council for consideration

SUB (B) Mungret Community Council, C/o Camilla O'Donoghue, Old Tom's Cottage, Mungret, Co. Limerick

Submission description

The submission received on the 20th August 2014, admire the work that has been done by the council in Mungret to date, wonderful to see the issue of school facilities been provided but is very concerned with the poor infrastructure that is associated with project. Concerns raised about the existing traffic congestion in the mornings, it is going to add to the problem, the solution would appear to be to use Moore's Lane. Concern and disappointed that an entrance onto the Cork/Patrickswell road was not organised prior to considering increasing the traffic

Planning Departments Comments:

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area. In terms of the roads improvement works, these are located outside the scope of the current proposal and have been referred to the Travel & Transport Department of Limerick City and County Council.

SUB (C) Owen and Rose Campbell, 13 Mungret Woods, Mungret

Submission description

The submission received on the 01st September 2014, outlines that the playground is too close to houses, noise levels will be bad given the proximity to the houses, parking is already an issue, people will park on the avenue and in the housing estate. Security – will the park be open at night and will there be security cameras, traffic controls during construction and once playground is open, traffic congestion, will there be traffic lights. Location not suitable should be in proximity to new schools, will result in anti social behaviour and gatherings.

Planning Departments Comments:

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area. In terms of the roads improvement works, these are located outside the scope of the current proposal and have been referred to the Travel & Transportation Department of Limerick City and County Council.

**SUB (D) St Gabriel's School & Centre, C/o Cleonagh Culhane,
Springfield Drive, Dooradoyle**

Submission description

The submission was received on the 01st of September 2014, it outlines that St Gabriel's is a service provider to children with sensory, physical and intellectual disabilities, in the local community. They set out recommendation in terms of universal design, of products and environments and inclusive play for all children. Details of signage and accessibility, accessible car parking, for people with disabilities and buggies, picnic areas, provision of public toilet with baby changing facilities, improving the sensory experience by means of raised flowerbeds, raised sand and water areas, accessibility within the playground, suitable equipment for all, intermittent quiet areas, sensory play panels/areas, multi sensory tables, saws that are suitable for a second person to sit behind child, swings suitable for all ages and ability, trampoline at ground level, provision of play slides, provision of a roundabout carousel which is accessible to a wheelchair, climbing frames and ropes and provision of a zip line.

Planning Authority Response

The Planning Authority notes the contents of the submission, the design, internal layout and purchase of equipment is yet to be carried out, the above will be taken into consideration.

SUB (E) Anna & Alan Ownes, 26 Mungret Woods, Mungret

Submission description

The submission was received on the 11th August 2014, outlines a number of issues, firstly, taking in charge of Mungret Woods, the residents pay a private landscaper to cut the grass and hedges, street lights are broken, council should take the estate in charge, this is the highest priority.

The location of the main playground is unnecessarily close to Mungret Woods's housing development, the proposal will attract a large volume of users by car, exacerbates traffic issues on the avenue. Prefer to relocate so that it can be accessed from the main road or the proposed distributor road. Car park area should be extended to facilitate additional parking.

Playground/ park – limited information, where there be a park warden employed to police the park? Will the perimeter of the park, the playgrounds and car park be fenced off and locked at night? Will there be CCTV cameras? Will there be refuse bins? Will there be toilet facilities?

There is an area of land between House No. 1 and No. 2, which backs onto the other houses in the estate and it is a wasteland, area needs to be fenced off as it would be a hazard to children.

Planning Authority Response:

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area. The taking in charge process is currently under way on the site. The Planning Authority will follow up on this issue.

SUB (F) **Cllr. James Collins, Dooradoyle**

Submission description

The submission was received on the 31st August 2014, outlines that the neighbourhood park and playground are long overdue. Limerick City and County Council have still not produced the planned masterplan for Mungret College campus including the college building. The master plan must detail how the college building will be made available to local organisations for community and social uses. Uses such as a community centre, meeting rooms for retirement groups, local scouts, GAA, Soccer Club and Athletic Clubs have requested that lands and space be made available to them.

Traffic management plans must be prepared to deal with the additional traffic generated, proposal should include for the distributor road, linking the R526 and the M20. Limerick City and County Council must demonstrate how they will adequately cope with the projected traffic from the school.

Safe access to the park has not been detailed; a traffic management solution will be required for the junction of the college with the R510. a pedestrian crossing should be installed at Slí na Manach, to allow for safe access.

No access on the type of equipment of equipment to be provided, it should be disability friendly.

Limerick City and County Council should without further delay provide a footpath and cycleway from Mungret Village to Mungret College.

Residents of Mungret Woods have legitimate concerns with regard to the location of the playground and carpark relative to their properties, further information should be provided re management and security. The walkway in front of Mungret Woods is unclear

Planning Authority Response

The Planning Authority notes the contents of the submission, the design, internal layout and purchase of equipment is yet to be carried out, the above will be taken into consideration. The master plan is currently being prepared and the use of Mungret College will be determined. In terms of the roads improvement works, these are located outside the scope of the current proposal and have been referred to the Travel & Transport Department of Limerick City and County Council.

SUB (G) Mungret Historical Society C/o Nessian O'Donoghue, Murroe Village

Submission description

The submission was received on the 01st September 2014, outlines that the Society welcomes the decision to purchase the lands at Mungret College, however disappointed not to acquire the Gate Lodge, it is considered that the proposed development will transform life in the community in a positive way. Three concerns have been raised:

The proposed northern section of the walkway through the park will not, as in the Local Area Plan, pass along the old Black Walk, but will be some distance away from it the preference will be to maintain the LAP route.

Concerns with regard to the inclusion of a cycle way – potential impact on the ambience of the heritage walk. Needs to be toned down and made congenial

Where does this proposal leave the Local Area Plan, grave concerns as to whether or not the public park will impact on the Local Area Plan walkway between the Monastic Complex and the Village.

Suggestions:

A wildlife outdoor classroom in the park, similar to that in Griston Bog, near Ballylanders, a board walk with information panels, would be of benefit to pupils of the new school.

Tree planting near the Monastic Complex – number of trees were felled in storm on the western side of the graveyard, near the northern entrance to the Abbey. These trees should be replaced to screen the view of the cement factory.

Interpretive Panels – the Society are about to install around the Monastic Complex and also in Mungret Village, similar approach should be adopted in the park

Planning Authority Response

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park in the context of the master plan, which is currently prepared, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The best identified location for the walk way is as identified from a safety perspective.

SUB (H) Mungret Residents Association, C/o Brendan Mc Grath, Corrofin, Co. Clare

Submission description

The submission was received on the 28th August 2014, outlines that the residents welcomes the neighbourhood park, however have serious reservations about the park layout. They are strongly opposed to the location of the main car park, main playground and main picnic area directly beside Mungret Woods housing

development, with potential impact on residential amenity, given the proposed car park is 30 metres from the nearest house. No valid reason why it cannot be relocated. The statutory plan, Limerick County Development Plan 2010 – 2016, sets out policies in relation to Recorded Monuments and the Southern Environs Local Area Plan 2011 –2017, which sets out that there will be no further development within the Special Control Area other than leisure uses and extensions to houses. The preferred alternative – has been identified at the northern end of the site, it is outside the control zone and doesn't affect the views from the college, and the report goes on to demonstrate the advantages of this site. The residents seek that the Local Authority considers the alternative location.

Planning Authority Response:

The Planning Authority notes the submission and have considered the details set out in the proposed alternative identified by the residents and advise that the proposed alternative location is in very close proximity to the entrance to the complex and the main road, the location of the proposed development would not be desirable as it would have create a traffic hazard, given the proximity to the junction. In addition to the above, it is considered that the alternative proposed location by the Mungret Woods residents would have an impact on the Monastic Complex, would be difficult to screen and would interrupt the view from Mungret College. Accordingly the proposed location by the Local Authority is more suitable for the proposed development. The original master plan which was prepared for the housing development included a playground at this location.

SUB (I) Siobhan Condon, 1 Mungret Woods, Mungret

Submission description

The submission was received on the 01st September 2014, welcome the proposed development, however have serious reservations about the layout, particularly the location of the main playground, main picnic area and car park directly across front the main entrance to her dwelling, proposal is 20 metres from her house. Concerns with regard to traffic, noise, litter, access to property, and anti social behaviour, request the council to seriously consider an alternative layout for the main playground, main car park and main picnic area

Planning Authority Response:

The Planning Authority notes the submission and considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area.

SUB (J) Philip Corby, Facilities Manager, Analog Devices Int. Raheen Industrial Estate, Raheen

Submission description

The submission was received on the 01st September 2014, outlines that it not clear if the access road will be upgraded and could extend further in the future and also not clear how the playing pitches and security of the property owned by Analog Devices opposite the neighbourhood park will be protected

Planning Authority Response:

The Planning Authority notes the submission and advice that a master plan is currently being prepared and that there is no plans that will impact on third party lands.

SUB (K) Eamon Byrne, Mungret Woods, Mungret

Submission description

The submission was received on the 31st August 2014, welcome the proposed Mungret Park, however concerns with regard to the position of the playground and park entrance so close to Mungret residents. Concerns with regard to noise, traffic, anti social behaviour impacting on the residents of Mungret Woods

Planning Authority Response:

The Planning Authority notes the submission and considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area.

SUB (L) Eoghan Condon, Mungret Woods, Mungret

Submission description

The submission was received on the 31st August 2014, concerns with regard to the position of the playground, too close to residential housing, it should be moved away to a more isolated area in the park, will result in significant traffic, noise, pollution issues and potential anti social activity particularly as the park has no warden. The current positioning of the playground will result in significant worsening of the quality of the life of Mungret Woods's residents, urge the planners to reconsider this aspect of the park for the benefit of the users and those who live in the park

Planning Authority Response:

The Planning Authority notes the submission and considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of

the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area.

SUB (M) Louise O'Neill, Mungret Woods, Mungret

Submission description

The submission was received on the 28th July 2014, welcome the plans for the new park, has heard that the plans to use a distributor road to access the two new primary school buildings may not be utilised, this would create a huge issue for traffic getting out of the estate, currently issues with existing the estate and the main road.

Planning Authority Response:

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area. In terms of traffic congestion, there is a proposal for a distributor road to access the plans and proposed school, it is envisaged that this will alleviate traffic issues on site.

**SUB (N) Linda, Chris & Amanda Meaney & Paul & Helen Mc Mahon –
37 The Grange Raheen**

Submission description

The submission was received on the 29th July 2014, outlines the need for provision of toilet facilities for kids and their families that will use the park.

Planning Authority Response:

The Planning Authority notes the submission and considers that the provision of temporary sanitary is appropriate.

SUB (O) Gillian Mc Kenna, Local resident

Submission description

The submission was received on the 08th August 2014, there is a strong need for this type of facility on this side of the city and should be an absolute priority – no where for children to play, the park needs to be developed with all ages in mind. The Playground should be a proper big one, with 2 or more tennis courts, which can be booked, a basket ball court, Astroturf pitch for hockey/soccer etc. reopen the swimming pool in Mungret College, picnic benches and walking/cycling paths. Secondary school – badly needed in the area, recent closures of The Mount and Salesians, Raheen/Dooradoyle desperately needs a school. Economic argument in terms of the health benefits for the proposed development, need for local facilities, saving on transport costs, etc.

Planning Authority Response:

The Planning Authority notes the submission and a master plan is currently being prepared for the area, including schools.

SUB (P) Paul Whelan, 25 Mungret Woods, Mungret

Submission description

The submission was received on the 11th August 2014; which welcome the proposal for the location of a neighbourhood park on the proposed site, however have some reservations, including the location of the playground and the parking, more suitable location identified to the eastern corner of the park, the current location is too close to the residents of Mungret Woods. The level of car parking proposed is inadequate, for the volume of users, will result in parking on the avenue and in the estate, noise, litter, security issues, light pollution and anti social behaviour – negative impact on the residents. The link avenue – obscure the view of Mungret Abbey and Graveyard would have a negative impact on the residents on the side road. New road should be constructed at the schools side of the site to serve the schools and the relocated layout, parking at the school could double for the playground out of school hours, it would be much quieter and less invasive for the residents of Mungret Woods, urge the local authority to reconsider the layout of the park

Planning Authority Response:

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area. In terms of traffic congestion, there is a proposal for a distributor road to access the plans and proposed school, it is envisaged that this will alleviate traffic issues on site.

SUB (Q) Rita Bollard, 32 Bellevue Crescent, Fr. Russell Road

Submission description

The submission was received on the 08th August 2014; welcome the proposed development as am an active person, who enjoys cycling, walking and mediating on nature, recently visited Ballina and was impressed with the facilities on the river, pictures have been attached of suitable equipment, should consider Tai Chi for active retired and walking football, mediation garden, café for the community with tv for matches and local and national events. Many people have health problems and in Ballina there is an open air heated pool. There is also a need for volunteer wardens for the park.

Planning Authority Response:

The Planning Authority notes the contents of the submission, the design, internal layout and purchase of equipment is yet to be carried out, the above will be taken into consideration.

SUB (R) Coranne Feeney, Ard Aulin, Mungret

Submission description

The submission was received on the 08th August 2014; outlines that main playground needs to be reasonably sized as it serves a large population, the second playground should be similar in size, most of the outdoor exercise equipment is rarely used and the money would be better spent in the second playground. The choice of equipment is very important, the equipment in Castletroy Park is too small for a 3 year old and in bad condition, despite being a new playground, better examples include Adare, Moycullen or the People's Park equipment. Playground gates should be double locked for child safety. Concerns with regard to traffic management – Quins Cross roundabout is unable to cope with the traffic levels in the mornings, two new schools and a park will exacerbate these issues. The road from Quins Cross to Mungret needs to be widened and straightened as it is hazardous at present. There is a need for a pedestrian crossing at the Dock Road side of Quins Cross roundabout, and another crossing before the park entrance to Slí na Manach. A running circuit with a soft all weather surface is desirable

Planning Authority Response:

The Planning Authority notes the contents of the submission, the design, internal layout and purchase of equipment is yet to be carried out, the above will be taken into consideration subject to budget. In terms of traffic congestion, there is a proposal for a distributor road to access the plans and proposed school, it is envisaged that this will alleviate traffic issues on site.

In terms of the roads improvement works, these are located outside the scope of the current proposal and have been referred to the Travel & Transport Department of Limerick City and County Council.

SUB (S) Limerick Educate Together National School – C/o Jane Harris

Submission description

The submission was received on the 15th July 2014; outlines that, they are generally very positive, considers there will be a desire line straight across the park from the schools to the proposed avenue linking back to the main road by Mungret School (St Nessans). New feeder road needs to take into account drop off for the schools so that you don't get the same issues that exists at St Nessans, the road should be built with a drop off zone at either side. The planting area could be more shaped to make it more interesting for people interested in flowers

Planning Authority Response:

The Planning Authority notes the contents of the submission, should a planning application be lodged for the proposed schools, traffic issues will be dealt with in the planning application.

SUB (T)

Dr Simon O'Connell, Mungret Woods, Mungret

Submission description

The submission was received on the 31st August 2014, welcome the proposed development, however there are a number of concerns, including the car park location, directly opposite the existing entrance to the Mungret Woods Estate, large increase in traffic volumes, lead to potential bottlenecks for residents seeking to enter and leave the estate, particularly at peak times, may result in parking on the avenue and in the estate – car park should be well lit at night and have CCTV installed. Location of playground would result in excessive noise disruption, to the residents, gathering point of anti social behaviour, which will impact on residents, impact of views for residents of Mungret Woods, currently have open fields as view, playground tend to be visually unappealing. Relocate the car park and the playground in a better location, in closer proximity to the entrance of the avenue, onto the avenue, or an alternative entrance, the proposed location is unnecessary, and could present an entirely avoidable detraction to the quality of life residents of Mungret Woods, which is a mature, peaceful residential estate.

Planning Authority Response

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park, which is currently being prepared, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area.

SUB (U)

**Mungret Community Council, C/o Vidette Molyneaux,
Mungret, Co. Limerick**

Submission description

The submission was received on the 29th August 2014, largely welcomed, however concerns have been raised, 5 residents of Mungret Woods are opposed to the location of the proposed playground and request that it be relocated and they have engaged the services of a planning consultant to make a submission. Concerns raised about the duration of construction and access for construction and delivery vehicles should not be over the avenue. Pedestrian crossing should be provided at Quins Cross to facilitate families from Ard Aulin and Slí na Manach.

Property of Declan Fitzgerald – wishes that the wall be raised at his rear garden or screening provided.

Security of car park and playground – should be locked at night. Toilet facilities should be provided on site – portaloos. Agree that large pitches should not be lined and should be reserved for families and casual recreation only.

Pond – concern with regards to safety of children – how deep will the pond be, and how will the island be maintained, if there is any doubt in terms of safety, the area shall be secured. Overflow car park should be cleaned up and suitably surfaced.

Heritage Committee will submit a separate submission.

Planning Authority Response

In terms of the roads improvement works, these are located outside the scope of the current proposal and have been referred to the Travel and Transport Department of Limerick City and County Council.

Hours of operation, will be placed on the construction of the playground and the Planning Authority are considering the development of toilets on site.

The issue of Declan Fitzgerald would be addressed in the detailed design of the overall scheme.

SUB (V) Peter Mc Grath, Dromdarrig, Mungret

Submission description

The submission was received on the 01st September 2014, fully support the proposed park at Mungret College, there are several defects in the plan, and the main playground should be located near the primary schools, dual purpose to the car parking. The proposed distributor road should be a priority as the avenue is not suitable for the increased traffic that will result.

The proposed link avenue runs the risk of anti social behaviour which has been a problem here. The footpath in front of the Abbey will have implications for antisocial behaviour as there is already an intermittent pattern of bush drinking

Planning Departments Comments:

The Planning Authority notes the submission and has considered the proposed location of the various elements of the neighbourhood park, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area. In terms of traffic congestion, there is a proposal for a distributor road to access the plans and proposed school, it is envisaged that this will alleviate traffic issues on site.

SUB (W) Sarah Mc Cutcheon, City & County Archaeology, Limerick City & County Council

Submission description

The submission was received on the 02nd September 2014, outlines the concern with regard to the path size and construction within the park, should be sympathetic to its surroundings, and the path from the Abbey Church shall be permeable material.

Planting was conditioned as part of the grant of planning permission for the housing development; this was not carried out to mitigate the impact on the Monastic Complex. The proposed link avenue with planting is not in keeping with the spirit of the original permission.

The view from Mungret College towards the monastic complex is indicated. The intervening playground, however, should be screened from the College by tree planting near what is indicated as a turning circle.

A significant proportion of the site is located within the Recorded Monument, LI013-009, classified as a deserted settlement. During site investigations of the fields to the north of the proposed park, however, archaeological features were identified outside the area of notification. The level of ground disturbance is not detailed, but this should be kept to a minimum within the archaeological area. Once the detail of the works are specified an archaeological impact assessment (including, if necessary, test investigations) should be carried out.

Archaeological monitoring by a qualified archaeologist shall be in place for all ground disturbance associated with the development.

Interpretative signage should be included in the scheme, including ecology and the history of the college. A joint signage scheme has just been finalised by Limerick City & County Council and Mungret Heritage and it would be good planning to use the existing design in the Park to create consistency and to unify with the greater Mungret Area.

Planning Authority Response

The Planning Authority notes the submission and the County and City Archaeologist will be involved in the final design and layout of the neighbourhood park and a condition in relation to monitoring will be included.

SUB (X) Tom Cassidy, Conservation Officer, Economic Development & Planning Department, Limerick City & County Council

Submission description

The submission was received on the 04th September 2014, the design and location, to which the Conservation Officer contributed as part of the pre-planning process, is compatible with the fabric and character of the Protected Structure. He is satisfied that the proposed development, will not have a detrimental impact upon the setting of the Protected Structure and is compatible with the structure's past use as an educational facility and the site's new use as a public amenity. Recommendation for conditions to be attached

Planning Authority Response

The Planning Authority notes the submission, and suitable conditions will be attached to the proposed development.

SUB (Y) Mungret GAA C/o Margaret Horgan, Camheen, Mungret

Submission description

The submission was received on the 15th July 2014, outlines, that the natural area for the park is in the centre of the village, there is an area available, which is currently an eyesore.

Planning Authority Response

The Planning Authority notes the submission and have considered the proposed location of the various elements of the neighbourhood park in the context of the master plan, which is currently been prepared, having regard to the sensitive nature of the site from an archaeological perspective and protected views. The location of the proposed playground was identified as the least intrusive from an archaeological perspective and offers natural surveillance from the housing development, it is considered that the proposed development will not reduce the residential amenity of the residents of Mungret Woods, but enhance the local area and provide a valuable asset for the area.

SUB (Z) Department of Arts Heritage and the Gaeltacht

Submission description

The submission was received on the 29th August 2014, outlines a recommendation to retain and safeguard tree roots safeguarding from interference during the proposed works. No works shall take place within the tree root area (a minimum distance of the height of the tree around the tree) i.e if the tree is 10 metres tall, no works within this area. New planting includes some of the following to provide food, habitat etc. for a variety of wildlife.

- Some native trees and shrubs
- Some trees and shrubs with berries and fruit
- Some scrubs and trees with a good nectar source

Planning Authority Response

The Planning Authority notes the submission and suitable conditions shall be attached.

5.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the drawing dated the July 2014 and the details and specifications contained in this report.

1. The surface of the path from the avenue to the south of the Abbey Church shall be of a permeable material.

Reason: In the interest of the safeguarding of the archaeology of the area

2. Appropriate safeguards shall be put in place to safeguard tree roots from interference during the proposed works. No works shall take place within the tree root area; this area shall be determined and protected.

Reason: In the interest of safeguarding mature trees on site.

3. New planting includes some of the following to provide food, habitat etc. for a variety of wildlife. Planting in terms of tree species, shall be native and a mixture of deciduous and evergreen (such as holly, or hardwood conifers) and densely planted to provide year round screening. Planting shall also include native shrubs and include trees and shrubs with berries and fruit and with a good nectar source.

Reason: In the interest of proper planning and sustainable development

4. The link avenue shall be relocated to the south of the tree belt, in front of the residential development of Mungret Woods, to protect the views of the Monastic Complex towards the residential development.

Reason: In the interest of proper planning and sustainable development

5. The view from Mungret College towards the Monastic Settlement shall be screened by tree planting, of native trees and shrubs.

Reason: In the interest of proper planning and sustainable development

6. The level of ground disturbance shall be kept to a minimum within the archaeological area. Once the detail of the works are specified an archaeological impact assessment (including, if necessary, test investigations) shall be carried out. Archaeological monitoring by a qualified archaeologist shall be in place for all ground disturbance associated with the development. The name of the archaeologist shall be submitted to the Planning Authority four weeks in advance of the commencement of any site works. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Department of the Arts, Heritage and the Gaeltacht and the Planning Authority Archaeologist shall be informed. The Department of the Arts Heritage and the Gaeltacht will advise on any necessary mitigating action and shall facilitate the archaeologist in recording any material found. On completion, an archaeological report detailing the works shall be submitted to the Planning Authority and the Department of the Arts, Heritage and the Gaeltacht.

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

7. Interpretative signage shall be included in the scheme, including ecology and the history of Mungret College.

Reason - In order to conserve the archaeological heritage of the site

8. If temporary sanitary facilities are to be provided, they shall be appropriately designed and located and adequately screened within the site boundary.

Reason: In the interest of visual amenity

9. A Full Archival Standard Photographic Study of the development site shall be prepared, and maintained during the course of the project. These records should include:

- a. Photographs taken before, during, and after the completion of each stage of the works programme.
- b. Copies of the final report, including photographs and all other relevant records, are to be retained on the protected structures file.

Reason – To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area

10. Four weeks prior to the commencement of works a Construction Management Plan, which shall deal comprehensively with all relevant matters including
 - a. The provision of a contractor's compound
 - b. Information should be provided on the nature of the finishes for the boundary fence envisaged.
 - c. There shall be an assessment of any implications for the built heritage that this may have, and put forward mitigations.
 - d. The removal of the compound and the cleanup of its location after the project is completed should also be dealt with.

Reason – To protect the architectural heritage in the interests of the common good and the proper planning and sustainable development of the area.

11. Upstanding elements of the fabric, fixtures and features of the Protected Structure complex shall be protected against damage during the course of the works. Any shields or protective barriers erected or installed shall be wholly reversible without loss of material, or damage to the structure, in accordance with the Principles of Conservation.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area

