

8th May 2015.

To the Mayor and each member of the Metropolitan District

Re: Part 8 Procedure - Proposed Residential Development comprising 80 no. units including (a) 8 no. one bed units; 17 no. two bed units; 51 no. three bed units; and 4 no. four bed units; (b) modifications to and redesign of the existing roads structure; (c) provision of landscaped public open space and d) all associated ancillary works, at O'Malley Park, Southill, Limerick

A Chomhairleoir, a chara,

I enclose herewith report prepared in accordance with Section 179(3)(a) of the Planning and Development Act 2000-2014 and Part 8 of the Planning and Development Regulations 2001-2013 in relation to the above.

The proposal was advertised on 18<sup>th</sup> December 2014 and plans and particulars in relation to same were made available for public inspection until 9<sup>th</sup> February 2015.

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

Mise le meas



CAROLINE CURLEY  
DIRECTOR  
HOME AND SOCIAL DEVELOPMENT

Encl.

**PLANNING REPORT IN ACCORDANCE WITH  
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT  
ACT 2000 - 2014**

**Re:** Permission for the following:

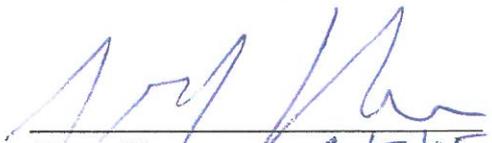
- (i) Provision of 80 No. x Residential Units;
- (ii) Realignment and modification to the existing road network including Castle Oaks View and Donough O'Malley Park;
- (iii) Upgrading and re-routing of foul sewers and surface water drainage;
- (iv) Provision of new overlooked areas of public open space; and
- (v) All associated site works

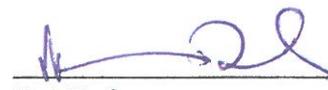
**At:** O'Malley Park, Southill, Limerick

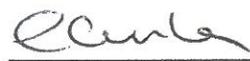
Planning Reference No. 14/8007

  
24/04/15  
Jennifer Mc Nulty,  
Executive Planner,  
Economic Development & Planning

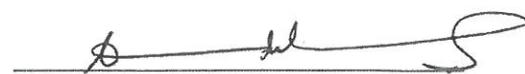
  
Stephane Duclot,  
Senior Executive Planner,  
Economic Development & Planning

  
6/5/15  
Gerry Sheeran,  
Senior Planner,  
Economic Development & Planning

  
Pat Daly,  
Director of Services,  
Economic Development & Planning

  
Caroline Curley,  
Director of Services,  
Home & Social Department

Pursuant to Section 179 3(a) of the Planning & Development Act 2000-2014, this report is submitted to the members of Limerick City & County Council. In accordance with Section 179(4) (b) of the above Act, it is proposed to proceed as indicated in Section 5 of this report.

  
Conn Murray  
Chief Executive  
Limerick City & County Council

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## 1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning & Development Act 2000-2014, and Part 8 of the Planning & Development Regulations 2001-2013.

## 2.0 Description of the nature and extent of the proposed development

O'Malley Park is located in the Southill Regeneration Area to the south-east of Limerick City. The site in question currently consists of a large green open space area traversed by an existing estate road (Donough O'Malley Park Road). The site is bounded along the southern boundary by the Southill Area Centre and the Southill Junior School, the Galvone industrial Estate along the northern boundary, Galtee View (existing residential development) along the eastern boundary and Keyes Park at the main entrance point along the western boundary.

Moyross, St. Mary's Park and Southill/Ballinacurra Weston have been identified by the Government as areas in need of radical social and economic regeneration. The Regeneration Agency was established in 2007 by the Oireachtas and replaced by the Office of Regeneration as part of Limerick City & County Council in 2012. A key objective for these areas will be the renewal and rebuilding of the existing public housing with a strong emphasis on management and enforcement. A further key objective is the creation of a much more balanced social mix of housing by the provision of private and affordable housing and the necessary social and economic infrastructure to support the economic needs of the communities. Limerick City & County Council is a key stakeholder in the process.

Under this planning application the Applicant, the regeneration Agency proposes the following:

- (i) the provision of 80 No. x Residential Units - 72 x No. Dwelling House Units & 8 x No. Apartment Units;
- (ii) realignment and modification to the existing road network including Castle Oaks View and Donough O'Malley Park;
- (iii) upgrading and re-routing of foul sewers and surface water drainage;
- (iv) provision of new, overlooked areas of public open space; and
- (v) all associated site works

The plans and particulars went on public display from 18<sup>th</sup> of December 2014 to 9<sup>th</sup> of February 2015. Submissions and observations had to be submitted by 9<sup>th</sup> of March, 2015.

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

### Limerick City Development Plan 2010 - 2016\*

The CDP sets out the following with respect to acceptable development in the Land Use Zoning Matrix (Figure 15.1 pages 153-156):

*The land use zoning in place for the identified site is as follows:*

- o 1 (A) Residential - Permitted
- o 2(A) Education, Cultural and Community - Permitted in principle
- o 4(A) Light Industrial - Land use specifically not permitted

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

## **Policy RG.2 Zoning**

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

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

The Land Use Zoning Map (Map 1) and Regeneration Areas (Map 3) indicate that Southill is a 'Regeneration Area/s' (Land Use Zoning Reference - 3 Regeneration Area) – indicated by a red line. Southill is referenced by the letter D on Map No. 3.

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

## **Policy EDS.4**

It is the policy of Limerick City Council\*

to facilitate the regeneration agency in accordance with an approved master plan.

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

## **Chapter 6 - Housing**

### **Regeneration**

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

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

- To develop and deliver effective public housing policy.
- To increase the availability of affordable, social and private housing, and to ensure the adequate provision of residential zoned land for all.
- To enhance the support network in the provision of social housing.
- To promote integration and reduce social segregation in housing development.
- To develop an effective system for the management of Local Authority housing stock
- To promote sustainable housing developments and provide appropriate residential development.

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

- To promote high quality living environments and the protection of the character of residential neighbourhoods.
- To support the RAPID initiatives.
- To facilitate the accommodation of the 'Homeless'.
- To facilitate the provision of appropriate facilities and accommodation for the 'Travelling' community.
- To secure the objectives of the regeneration programme.

#### **Policy H.2**

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

#### **Policy H.3**

It is the policy of Limerick City Council\* to encourage the establishment of sustainable residential communities by ensuring that a mix of housing and apartment types, sizes and tenures is provided within the City.

#### **Policy H.4**

It is the policy of Limerick City Council\* to have regard to the policies and objectives of the following Strategies and Plans:

- Sustainable Residential Development in Urban Areas (DEHLG 2008)
- Urban Design Manual – A Best Practice Guide (DEHLG 2008)
- Quality Housing for Sustainable Communities (DEHLG 2007)

#### **Policy H.5**

It is the policy of Limerick City Council\* to promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre.

#### **Policy H.6**

It is the policy of Limerick City Council\* to ensure a balance between the reasonable protection of existing residential amenities, the established character of the area, and the need to provide for sustainable residential development.

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

### **Chapter 7      Regeneration**

#### **Policy RG.1      Implementation of Regeneration**

It is the policy of Limerick City Council\* to support the implementation of the Regeneration Programme in a coordinated and sustainable manner and to co-operate with the Regeneration Agencies and the other agencies in the Region to deliver the goals and objectives set out in the Regeneration Programme.

#### **Policy RG.2      Zoning**

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

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### **Southill Framework Plan**

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

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

### **Applications in the Regeneration Areas**

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

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

### **Limerick Regeneration Framework Implementation Plan, 2013 (Adopted 2014).**

As per the implementation plan, the area in question is identified as lands for '*residential*' in the Southill Framework Implementation Plan.

Volume 1 (pages 98-105) – Physical overview and analysis - deals specifically with Southill

Volume 2 (pages 202-223) – Framework Strategy - deals specifically with Southill

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### 3.2 Habitats Directive Project Screening Assessment

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

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

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<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: Lower river Shannon Sac site.</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: Lower river Shannon Sac site</p>	No
4	Impacts on birds in SPAs-	<p><i>Is the development within 1km of a Special Protection Area</i></p>	No

		Name of site:	
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

An Appropriate Assessment Screening Report Prepared by Openfield Ecological Services and submitted on file 18/12/15. The screening assessment concluded that the project will not have a negative impact on the River Shannon SAC site or the River Shannon and Fergus Estuaries. The project will not impact on the European Natura 2000 sites. Accordingly, the Planning Authority is of the view that the development will not have any significant impacts on any Natura 2000 sites. Therefore an Appropriate Assessment (AA) is not considered necessary in this case.

The development has been subject of an Appropriate Assessment Screening in accordance with Article 6 (3) of the EU Habitats Directive (Directive 92/43/EEC) and the Planning & Development Acts 2000-2014.

### 3.3 Land Acquisition

As per Question 7 of the planning application form the Applicant states the following – the Applicant is the owner of the site.

### 3.4 Conclusion

The proposed development is considered to be acceptable in principal and would offer a positive asset to the Southhill regeneration area as per the Schedule of Conditions hereby attached. It is considered that the proposed development is in accordance with policies of the *Limerick City Development Plan 2010 - 2016* and the strategy for Southhill set out in the *Limerick Regeneration Framework Implementation Plan, 2013* and is therefore acceptable as per the requirements of proper planning and sustainable development of the area.

## 4.0 Submissions with respect to the proposed development

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

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Archaeologist LCCC – Received 05/02/15
2.	Development Applications Unit, Department of Arts, Heritage & the Gaeltacht – Received 30/01/15
3.	Irish Water – Received 10/02/15
4.	Environment Department LCCC (Waste Management Section) – Received 04/02/15
5.	Travel & Transport Department LCCC – Received 31/03/15 & Amended 22/04/15

## Submissions:

### SUB (1) Archaeologist Limerick City & County Council

#### Submission description:

The submission received on the 30<sup>th</sup> of January, 2015, and the following issues were raised:

- No recorded monuments on site
- On a large site there is the possibility of disturbing previously unknown archaeological materials/artefacts therefore archaeological monitoring of all ground disturbance associated with the development is required. Details of required condition attached.

Planning Authority Comment: Noted and a suitable conditions shall be attached.

### SUB (2) Development Applications Unit, Department of Arts, OHeritage and the Gaeltacht

#### Submission description:

The submission received on the 28<sup>th</sup> of January, 2015, and the following issues were raised:

- Archaeological monitoring of ground works needed.

Planning Authority Comment: Noted and a suitable conditions shall be attached.

### SUB (3) Irish Water

#### Submission description:

The submission received on the 11<sup>th</sup> of February, 2015, and the following issues were raised:

- LCCC Water Services Department/Irish Water should be contacted for all water connections, sewer connections and should be consulted on all the above matters prior to construction.
- LCCC Water Services Department/Irish Water will require from an engineering company with a minimum of €2m professional indemnity insurance on the completion of the project stating that the works in relation to the sewers, storm and foul sewers and water mains, have been completed to good engineering practices and in accordance with the conditions laid down in the planning permission, a further engineers chartered certificate will be required at the taking in charge stage stating that no deterioration has occurred in the storm and foul sewers and water mains since the issue of the last certificate.
- Water supply comments
- Foul sewerage comments
- Surface water disposal comments

Planning Authority Comment: Noted and a suitable conditions shall be attached.

### SUB (4) Environment Department LCCC (Waste Management Section)

#### Submission description:

The submission received on the 5<sup>th</sup> of February, 2015, and the following issues were raised:

- A list of proposed waste collection permit holders to be employed
- A list of the proposed facility permit sites, the wastes maybe recovered or disposed of
- Estimates of the proposed tonnages of the soil and stone and or the construction and demolition (C&D) waste
- A detailed list of the collectors and the waste recovery sites including estimated tonnages shall be submitted

**Planning Authority Comment:** Noted and a suitable conditions shall be attached.

#### SUB (5) Travel & Transport Department LCCC

##### Submission description:

The submission received on the 31<sup>st</sup> of March, 2015, and the following issues were raised:

- The development shall adhere to and comply with the Road Safety Review Report submitted on file;
- Road Safety Audit Stage 2 and Stage 3 to be completed for the development after detailed design and construction stages respectively;
- The Applicant shall satisfy themselves that the various roads can accommodate the various vehicle types using roads and allow for vehicles travelling in both directions i.e. bin lorries, buses, cars and HGV's.
- Details of road surfacing type for the development to be agreed with the roads department to ensure that future maintenance costs are kept to a minimum;
- Details of the roundabout geometry to be such that will ensure that all vehicle types can travel safely around the roundabout. The Applicant to submit details of same at detailed design stage.
- Provision should be made at detailed design stage for public bike parking and should be agreed with Smarter Travel.
- The applicant shall ensure that the width if the street that is intended to be extended to connect to Childers Road in the future is of appropriate width and must be agreed with Roads Department as soon as possible.
- A Quality Management Plan should be submitted for the construction of the roads, footpaths, tablesps and public lighting and should detail the materials to be used and must demonstrate compliance with appropriate standards and specification.
- A public lighting drawing to be submitted to the T&T Department of LCCC at the detailed design stage.
- Agreement with car parking provision short fall as

**Planning Authority Comment:** Please note that appropriate car parking provision was addressed (please see additional correspondence from T&T Department 21/04/15) – a condition in this regard shall be attached to deal with any possible future requirements that may arise if car ownership among residents increases i.e. details of where additional car parking can be provided on site.

Location of Site & Inspection Photographs:





## 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 18<sup>th</sup> of December 2014 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 **18/12/14**, 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. The following details shall be submitted to the Planning Authority for written agreement of the Travel & Transport Department of Limerick City and County Council prior to the commencement of ANY development on site as follows:
  - (a) The development shall adhere to and comply with the Road Safety Review Report submitted on file, details of how this will be achieved shall be submitted;
  - (b) Road Safety Audit Stage 2 and Stage 3 to be completed for the development after detailed design and construction stages respectively;
  - (c) The Applicant shall satisfy themselves that the various roads can accommodate the various vehicle types using roads and allow for vehicles travelling in both directions i.e. bin lorries, buses, cars and HGV's;
  - (d) Submit details of road surfacing type for the development to ensure that future maintenance costs are kept to a minimum;
  - (e) Submit details of the roundabout geometry to be such that will ensure that all vehicle types can travel safely around the roundabout;
  - (f) Provision shall be made for public bike parking and details submitted for agreement;
  - (g) The applicant shall ensure that the width if the street that is intended to be extended to connect to Childers Road in the future is of appropriate;
  - (h) A Quality Management Plan shall be submitted for the construction of the roads, footpaths, tabletops and public lighting and should detail the materials to be used and must demonstrate compliance with appropriate standards and specification;

**Reason** - In the interest of orderly development and road traffic safety

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

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

4. The following details shall be submitted to the Planning Authority for written agreement of the Environment Department of Limerick City and County Council prior to the commencement of ANY development on site as follows:
- (a) A list of proposed waste collection permit holders to be employed;
  - (b) A list of the proposed facility permit sites, the wastes maybe recovered or disposed of
  - (c) Estimates of the proposed tonnages of the soil and stone and or the construction and demolition (C&D) waste;
  - (d) A detailed list of the collectors and the waste recovery sites including estimated tonnages shall be submitted;

**Reason -** In the interest of orderly development and road traffic safety

5. **Water Supply -** Limerick City & County Council Water Services Department/Irish Water shall be contacted for all Water connections, Sewer connections and shall be consulted on all of the following matters prior to construction:
- (a) Each individual dwelling unit within this development shall have its own individual and separate water service connection with individual WSCR Box and Pulse Output Water Meter in accordance with Limerick City & County Councils recommendations, located on the public footpath or publicly accessible area. This is necessary for water conservation and demand management reasons.
  - (b) All water mains installed, as part of this planning permission, shall pass a pressure test and are leak free before been put into service. Certification of these pressure tests should be submitted to Limerick City & County Council by the Developers Engineer. Limerick City & County Council staff to be notified when test is being carried out.
  - (c) The developer shall submit a water conservation proposal for approval within 1 MONTH of the receipt of this grant of permission.
  - (d) Interference with Limerick City & County Council's water supply is not permitted at any stage; however metered standpipes may be supplied to developers on request during the construction stage.
  - (e) All water main installations to be in accordance with the DoEHLG Recommendations for Site Development works for Housing Areas and in accordance with Limerick City & County Council specification for laying water mains.
  - (f) No building over water mains, common pipes, or sewers is permitted, and if found the developer must contact the Water Services Department of Limerick City & County Council with a proposal for altering at this cost of the contract.
  - (g) Limerick City & County Council is committed to providing sufficient water pressure to service a 2 story building (1.7bar), should this development require additional pressure, on site arrangements approved by Limerick City & County Council and completed by the developer should be pre agreed with Limerick City & County Council Water Services Department.
  - (h) HDPE or ductile iron only to be used for water mains.
  - (i) Sluice valves to be added to all water mains either, as per Drawing No. 131-279-014, Watermain Layout, (as supplied by the applicant during the planning process), or at locations to be decided by Limerick City & County Council Water Services Department.
  - (j) All valves to be left handed close.
  - (k) Either a loop or a hydrant to be added to all dead-ends.

**Reason -** In the interest of orderly development and public health

6. **Foul Sewerage** - Limerick City & County Council Water Services Department/Irish Water shall be contacted for all Water connections, Sewer connections and shall be consulted on all of the following matters prior to construction:
- (a) No building over water mains, common pipes, or sewers is permitted, and if found the developer must contact the Water Services Department of Limerick City & County Council with a proposal for altering at this cost of the contract.
  - (b) Design drawings indicating the proposed sizes of all sewer lines must be submitted and agreed with Limerick City & County Council Water Services Staff within 1 month of a grant of permission.
  - (c) Each dwelling unit shall have its own 100mm service connection with inspection manhole to the foul sewer on the public Road.
  - (d) All gullies to be trapped.
  - (e) A majority of the sewers will be laid in filled ground, engineer to ensure that ground treatment is suitable to prevent settlement of the sewers.
  - (f) On completion of the development a suitably qualified professional shall certify all works in relation to the foul sewers, this cert to be provided upon completion of the development or prior to any sale or occupation of a unit within the development.
  - (g) In addition a CCTV survey of the entire foul sewer system with "as built" on digital format compatible to Limerick City & County Council GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to the Water Services Department of Limerick City & County Council prior to the sale or occupation of any unit within the development.
  - (h) Sealed manhole covers; (Class D400 for Roadways, Hard shoulders and Vehicular Access and Class B125 for Footways and Grassways), to be installed on all service chambers in accordance with Limerick City & County Council Water Services Department.

**Reason** - In the interest of orderly development and public health

7. **Surface Water Disposal** - Limerick City & County Council Water Services Department/Irish Water shall be contacted for all water connections, sewer connections and shall be consulted on all of the following matters prior to construction:
- (a) Design drawings indicating the proposed sizes of all sewer lines must be submitted and agreed with Limerick City & County Council Water Services Staff within 1 MONTH of a grant of permission.
  - (b) No building over water mains, common pipes, or sewers is permitted, and if found the developer must contact the Water Services Department of Limerick City & County Council with a proposal for altering at this cost of the contract.
  - (c) All existing gullies surround the proposed development on the public roads must be replaced with hippo style gullies and incorporated and connected into the proposed new storm sewer. All proposed gullies must be Cavanagh Foundry hippo style gullies.
  - (d) Each house shall have its own 100mm connection with inspection manhole to the public storm sewer on the Public Road.
  - (e) A majority of the sewers will be laid in filled ground, engineer to ensure that ground treatment is suitable to prevent settlement of the sewers.
  - (f) On completion of the development a suitably qualified professional shall certify all works in relation to the effect of the raised ground on the surrounding properties and the storm sewers this cert to be provided prior to the sale or occupation of any unit within the development.
  - (g) In addition a CCTV survey of the entire foul sewer system with "as built" on digital format compatible to Limerick City & County Council GIS data capture systems incorporating cover and invert levels shall be provided and shall be

submitted to the Water Services Department of Limerick City & County Council prior to the sale or occupation of any unit within the development.

- (h) Sealed manhole covers; (Class D400 for Roadways, Hard shoulders and Vehicular Access and Class B125 for Footways and Grassways), to be installed on all service chambers in accordance with Limerick City & County Council Water Services Department.

**Reason** - In the interest of orderly development and public health

- 8. Prior to the commencement of ANY development on site the Applicant shall submit a revised Site Layout Plan to the Planning Authority to include details of where additional resident car parking can be provided on site (if required) in the future, for written agreement of the Travel & Transport Department of Limerick City & County Council.

**Reason** - In the interest of proper planning, residential amenity and pedestrian safety.

- 9. Prior to the commencement of ANY development on site the Applicant shall submit a revised Landscaping Plan prepared by an appropriately qualified professional for written agreement of the Planning Authority. A Planting Schedule detailing the appropriate native species, numbers and appropriate times for planting shall be submitted as part of this plan. The revised plan shall indicate where pockets of hard-landscaping or tree planting shall be put in place throughout the development. Additionally the Applicant shall submit details of the proposed play areas to include detailed specifications for the proposed play apparatus and ground finishes. Prior to the occupation of ANY of the dwelling unit the Applicant shall submit photographic evidence of the planting carried out in line with the Landscaping Plan for written agreement of the Planning Authority.

**Reason** - In the interest of proper planning and residential amenity.

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

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

- 11. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

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

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

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

13. A new public footpath shall be provided over the full frontage of the proposed development, to the satisfaction of the Planning Authority.

**Reason** - In the interest of proper planning orderly development

14. 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

15. The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled, contoured, soiled, seeded, and landscaped in accordance with the requirements of the Planning Authority. This 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

16. **Boundary Treatments:**

- (a) 2-metre high privacy wall shall be constructed along the rear, side and 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.
- (b) Screen walls abutting open space or estate roads shall be 2m high, 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

17. Prior to the commencement of development, a site layout plan for utility ducting and manholes for broadband services shall be submitted for the written agreement of the Planning Authority. The ducting shall be 100mm diameter uPVC and shall be provided to each housing unit. This Network shall be provided at the expense of the developer and shall be handed over to Limerick County Council upon completion of ducting.

**Reason** - in the interest of orderly development for the provision of Telecommunications Network Infrastructure

18. Housing development and roads therein shall be suitably identified by nameplates erected in suitable positions in line with house completions. The names of the estate and roadways shall relate to local Irish townlands, place names or features. Details shall be submitted to the Planning Authority and agreed prior to commencement of development.

**Reason** - In the interest of local identity, history and culture associated with the area, in terms of sense of place

19. Prior to commencement of development a detailed public lighting scheme shall be submitted to and agreed in writing with the Planning Authority. The public lighting shall be erected and operational prior to the making available for occupation of any house.

**Reason** - In the interest of public safety

20. 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

21. Appropriate road markings and traffic signage shall be provided on all newly constructed roads and maintained. Full details of same shall be submitted to the Planning Authority and agreed in writing prior to commencement of development.

**Reason** - In the interest of traffic safety

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

**Reason** - In the interest of traffic and pedestrian safety

23. 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" and any replacement or further amendment thereof, except in the case of Roadway Construction where Flexible Roadways only are permitted (as per paragraph 2.23). The Flexible Roadways shall be amended with the bituminous surfacing (Figure 2.3) consisting of two courses as follows:

- (a) a base course- 60mm minimum thickness at any point of 20mm nominal size dense base course bitumen macadam and
- (b) a wearing course- 40mm minimum thickness at any point of 14mm nominal size close graded wearing course bitumen macadam with a polished stone greater than 60, both of which shall comply with BS 4987.

**Reason** - In the interest of proper planning and sustainable development

24. The Construction Management Plan, which 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 and traffic management measures and off-site disposal of construction/demolition waste.

**Reason -** In the interests of public safety and residential amenity



