

13th December 2017

To the Mayor and each member of the Metropolitan District of Limerick

**Re: Part VIII Planning Report for the construction of 16 new Residential units at Lisheen Park,  
Ballyanrahan East, Patrickswell, County Limerick.**

A Chomhairleoir, a chara,

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

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

Mise le meas,



GORDON DALY

DIRECTOR OF SERVICES

SERVICE OPERATIONS DIRECTORATE

Encl

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

**Re:** Permission for (i) Provision of 16no. residential terraced units (15no. two storey and 1no. single storey), (ii) New site access road from Lisheen Park, 27 car park spaces and adjustment to existing footpaths, (iii) Hard landscaping including bin storage, installation of street lighting and street furniture, (iv) Soft landscaping including planting and trees, (v) New boundary treatment to adjacent lands, (vi) New foul sewers and surface water drainage systems, (vii) Pedestrian linkages with adjacent residential development (Laurel Park), (viii) All associated site works

**At:** Lisheen Park, Ballyanrahan East, Patrickswell, Co. Limerick.

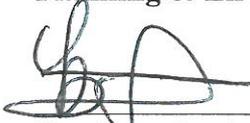
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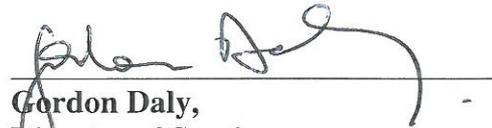
Irené McCormack,  
Executive Planner,  
Planning & Environmental Services



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



Stephane Duclot  
A/Senior Planner,  
Planning & Environmental Services



Gordon Daly,  
Director of Services,  
Service Operations Directorate

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



Conn Murray  
Chief Executive  
Limerick City & County Council

Date: December 2017

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## 1.0 Foreword

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

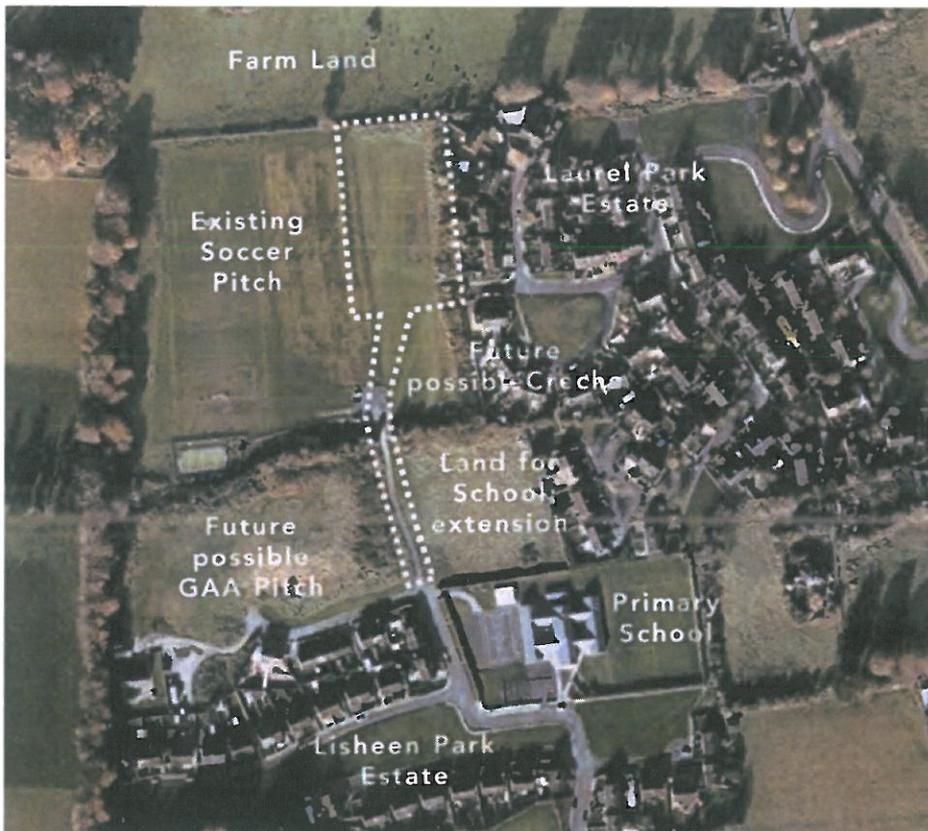
## 2.0 Description of the nature and extent of the proposed development

The proposed development is located to the north of Patrickswell Village on lands zoned *Residential Development Area Phase 1* with the green area located on lands zoned for *Education and Community Facilities* in the Patrickswell Local Area Plan 2015 - 2021.

The proposed development includes for the construction of:

- (i) Provision of 16no. residential terraced units (15no. two storey and 1no. single storey)
- (ii) New site access road from Lisheen Park, 27 car park spaces and adjustment to existing footpaths,
- (iii) Hard landscaping including bin storage, installation of street lighting and street furniture,
- (iv) Soft landscaping including planting and trees, (v) New boundary treatment to adjacent lands,
- (vi) New foul sewers and surface water drainage systems,
- (vii) Pedestrian linkages with adjacent residential development (Laurel Park),
- (viii) All associated site works

The site measures 0.8535ha. in area.



Site location



Proposed layout

The current application is located on zoned lands and provides for a terrace of 16 dwellings incorporating 15 no. two storey dwellings with a single storey book end to the south. The layout provides for 28 no. car parking spaces to accommodate the development. The site is a green field overlooking an existing soccer pitch, easily accessible to the primary school and with a communal green area proposed to the south. The design approach reflects a modern design of high quality low maintenance finishes providing a positive contrast to the mature residential estate to the south.



The scheme provides for four different house types as follows

HOUSE TYPE	NUMBER OF UNITS	FORMAT	NO. OF LEVELS	TOTAL FLOOR AREA	MAIN LIVING ROOM AREA	AGGREG. LIVING ROOM AREA	AGGREG. BEDROOM AREA	STORAGE AREA
A	5	2 BEDROOM 4 PERSON	2	96	13.68	30	25.6	6.26
B	9	3 BEDROOM 5 PERSON	2	111	15.54	37.24	33.08	7.83
C	1	2 BEDROOM 3 PERSON	1	84.2	14	30	31.9	4
D	1	4 BEDROOM 7 PERSON	2	127.7	18	40	45.43	7.7
<b>TOTAL</b>	<b>16</b>							

The plans and particulars went on public display from 16<sup>th</sup> October 2017 to 14<sup>th</sup> November 2017. Submissions and observations had to be submitted by 29th November 2017.

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

The proposed development provides for residential development on lands zoned for residential use and is consistent with the overall zoning for the site and the masterplan for the area. The design and layout addresses the limitation of the site in terms shape and orientation and is consistent with the proper planning and sustainable development on the area.

### **3.1 Policies and Objectives relevant to the Proposed Development**

#### **Limerick County Development Plan 2010 – 2016\***

#### **4.2 General Housing Policies**

##### **Policy HOU P 1: Adequate Zoned Land**

It is policy of the Council to facilitate the provision of adequate zoned land in accordance with the Core Strategy targets for 2016-2022, and the provisions of the Mid-West Regional Planning Guidelines 2010-2022 and the Joint Housing Strategy to accommodate the projected increasing population, changing household sizes and housing needs, including affordable and social housing.

##### **Policy HOU P 2: Social Inclusion**

It is policy of the Council to promote housing policies that are socially inclusive.

##### **Policy HOU P 3: High Quality Living Environment**

It is policy of the Council to promote high quality living environments in the interest of quality of life and sustainable communities.

##### **Policy HOU P 4: Delivery of Services**

It is policy of the Council to promote the provision of, and timely delivery of, quality services, employment opportunities and community infrastructure, in appropriate locations compatible with housing development and in tandem with proposed residential development as required to form sustainable communities.

##### **Policy HOU P 5: Partnership**

It is policy of the Council to actively encourage participation in the housing sector through partnership arrangements and the provision of infrastructure and serviced land for social, voluntary and private housing, where possible.

##### **Policy HOU P 6: Existing Residential Areas**

It is policy of the Council to support and enhance existing residential areas by:

- a. supporting the development of high quality residential development that both individually and cumulatively has regard to the pattern and grain of existing development,
- b. ensuring the expansion of towns and villages shall be in the form of a number of well integrated sites within and around core areas, in accordance with the settlement hierarchy outlined in chapter 3 of this Plan, and
- c. using powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

#### **Patrickswell Local Area Plan 2015-2021**

##### **Strategic Policy for Housing**

##### **Policy H1**

**It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Patrickswell town and to ensure that all residents can enjoy a safe and accessible environment.**

## **Policy H 2**

**It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.**

### **4.2 Residential density, design, mix and phasing**

Future residential development is required to be of a good quality design, accommodate a mixture of house types and integrate with the existing town. To assess future proposals for residential development, developers will be required to submit as part of the planning application, detailed design briefs, sustainability statement and social infrastructure assessment (SSSIA) as required by the County Development Plan.

#### **Objective H1: New Housing**

(a) It is an objective of the Council, on serviced land that is zoned 'Residential Development Area', to facilitate residential development in accordance with the principles and guidelines of the 'Design Manual for Urban Roads and Streets' (2013), the 'Sustainable Residential Development in Urban Areas' (2009), the accompanying Urban Design Manual, 'Quality Housing for Sustainable Communities' (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016.

(b) It is an objective of the Council to promote the provision of community and other facilities such as childcare as an integral part of new developments.

#### **Objective H2: Residential density, design, mix and phasing**

It is an objective of the Council to:

a) Ensure that proposals for residential development are planned coherently through the use of design briefs, masterplans for larger landholdings where proposals involve the partial development of landholdings if appropriate, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.

b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.

c) Require an average gross density of 22 units to the hectare on 'New Residential' zoned sites within the plan area.

d) Ensure that the density of housing in any one location is appropriate to the housing type.

e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.

f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.

g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed.

#### **Objective H6: Social Housing and Joint Housing Strategy**

It is an objective of the Council in compliance with Objective HOU O2 of the County Development Plan, to

a) Require that developers comply with Part V of the Planning and Development Act 2000 (as amended).

b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

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

### 3.1 Habitats Directive Project Screening Assessment

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

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

<b>1</b>	<b>Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.</b>	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i>  Name of sites: <i>Lower river Shannon Sac site.</i>	No
<b>2</b>	<b>Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.</b>	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i>  Name of site:	No
<b>3</b>	<b>Impacts on designated marine habitats and species.</b>	<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</i>	Yes

		<i>cliffs</i> Name of site: <i>Lower river Shannon Sac site</i>	
<b>4</b>	<b>Impacts on birds in SPAs-</b>	<i>Is the development within 1km of a Special Protection Area</i>  Name of site: No site	No
<b>5</b>	<b>Cumulative effects</b>	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

### Conclusion

The site is located on zoned lands and it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Appropriate Assessment is not necessary.

### 3.2 Land Acquisition

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

### 4.0 Submissions with respect to the proposed development

A total of 7 no. written submissions/observations were received and are listed below:

LIST OF SUBMISSIONS RECEIVED		
SUB REF	FROM	
(A)	Irish Water	Received 8/11/2017
(B)	Timothy Blackwell – Fire Technical Support Officer, Fire and Emergency Services, Limerick City & County Council	Received 9/11/2017
(C)	Residents of Laurel Park, Patrickswell.	Received 14/11/2017
(D)	Cllr. Richard O'Donoghue	Received 16/11/2017
(E)	Department of Culture, Heritage and the Gaeltacht.	Received 28/11/2017
(F)	Michael McSweeney C/o Patrickswell Community Council	Received 28/11/2017
(G)	Michael McSweeney, Patrickswell	Received 28/11/2017

**SUB (A)**

**Irish Water**

**Submission description**

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

**Design & Delivery Services Comments**

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

No Change to Planning Application.

**Planning Authority Comments:**

Noted and actions to be attached

**SUB (B)**

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

**Submission description**

The Fire Authority has no objection to the proposed development

*All type of houses shall comply with Fire Safety Dwelling Houses (Vol 2), Part B of the Building Regulations 2017.*

**Design & Delivery Services Comments:**

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

No Change to Planning Application.

**Planning Authority Comments:**

Noted

**SUB (C)**

**Residents of Laurel Park, Patrickswell.**

**Submission description**

The submission prescribes / comments as follows:

It is noted the development adjoins Laurel Park.

The residents have serious reservations with regards to:

- pedestrian linkages with Laurel Park
- all associated site works.

It is noted the residents have endured:

- years of antisocial behaviour
- extremely aggressive and threatening behaviour.

The entrance to the soccer pitch and the top of Laurel Park are being used as an assembly point for unsocial gatherings.

The residents have witnessed:

- drug dealing and drug abuse
- drinking and littering of broken bottles and cans
- personal abuse of residents and their properties
- speeding cars / motor bikes
- dumping of rubbish resulting in rat infestation
- burglaries (including a physical assault with a weapon).

The submission from the residents of Laurel Park objects to the proposed development on the grounds that the development would:

- compromise their safety and security
- provide an escape route through to Laurel Park.

The residents propose that a wall be built between the now soccer field and the residents houses at the top end of the estate where a fence was erected by the Council.

It is noted that:

- the proposed pedestrian walkway with future prospects of a road access is not satisfactory as it has the ability to provide further danger to the residents children and the residents.
- it is vital that this area is made inaccessible as a means of protecting the residents interests.
- the prospects of further traffic to the area provide higher risks both to the residents and the properties.
- the residents do not have issues with the proposed development as long as the residents interests are protected.
- the local Garda are in full support of the residents recommendations.

A signed petition was attached to the submission.

## **Design & Delivery Services Comments:**

On foot of the Part 8 submission a public consultation was conducted in order to discuss and better understand the particular reservations clearly evidenced by the submission.

Arising from the consultation process, the opening up of the existing cul de sac within Laurel Park was noted as the key area of concern for the residents arising from the perception that this new pedestrian link will continue the existing anti-social behaviour present.

The following benefits of maximising permeability for pedestrians and linking to Laurel Park from the proposed development were noted by LCCC during the public consultation:

- the proposed development will promote and increase passive surveillance in the area. The designs of the proposed houses are advanced with a priority that there are effective active frontages along all streets and public spaces.
- in relation to the Laurel Park pedestrian access, the Single Storey, 3 Bed, House Type C has a very active frontage onto the southern proposed pedestrian route with both the entrance and living room orientated to encourage increased passive surveillance.
- No vehicular access is proposed to link Laurel Park and the proposed development.
- increased public lighting will contribute to the overall sense of security. As noted on Dwg no. E102 the proposed public lighting standard 78W LED will be mounted at 6 metres intervals providing lighting in an area which currently has none.
- The proposed clearing of the existing hedge currently located at the proposed pedestrian access point will promote a more visible pedestrian access point in turn leading to a greater sense of security.
- As noted in the Architects Report *'In overall terms the intention is to make a positive contribution to the existing area, to protect the rear boundaries of existing dwelling houses and eliminate the antisocial behaviour.'*

The proposed development has taken full consideration of the Patrickswell Local Area Plan 2015 - 2021, in particular the referenced Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (Cities, Towns & Villages):

*'include a design approach to public areas such as streets,..... that is guided by the best principles of passive surveillance to encourage a safe sense of place, discourage anti-social behaviour and facilitate effective community policing'* Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (Cities, Towns & Villages), Chapter 6 Small towns and villages, 6.8 Layout and design considerations pg. 53

It is recommended that the proposed pedestrian access to Laurel Park is retained as per the Part 8 Planning Application.

No Change to Planning Application.

## **Planning Authority Comments:**

Noted

**Submission description**

The submission notes that:

- Residents of Laurel Park, Patrickswell are concerned in relation to the proposed development.
- There has been a significant increase in anti-social behaviour in the area.

The submission requests measures be put in place:

- in the interest of public safety to protect the security of the residents
- to ensure that the residents daily lives will not be compromised by the development.

The submission suggests:

- a wall be built to separate Laurel Park from future development
- no pedestrian access or roadway through the estate.

The submission notes:

- clusters of houses in a cul-de-sac work better

Through roads cause 1. anti-social behaviour, 2. are difficult to police and 3. are used as a 'rat-run'.

**Design & Delivery Services Comments:**

This submission from Councillor Richard O'Donoghue at its core questions the impact the existing pedestrian link to Laurel Park will have on the Laurel Park residents.

In response Design and Delivery wish to note:

- the existing pedestrian link plays a significant part in achieving positive overlooking of the neighbourhood public realm (streets, open spaces etc) and passive surveillance thereof.
- this is a key physical objective in seeking to address anti-social behavioural tendencies within the public domain.
- no vehicular access is proposed to link Laurel Park and the proposed development.

The existing pedestrian link is in keeping with Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (Cities, Towns & Villages) referenced in the Patrickswell Local Area Plan and seeks to promote active overlooking of streets and open spaces:

*'Designs for the development of backlands should seek, where feasible, to maximise permeability for pedestrians and connectivity to existing streets and roads, rather than creating cul-de-sacs and dead ends.'* Guidelines for Planning Authorities on Sustainable

Residential Development in Urban Areas, (Cities, Towns & Villages), Chapter 6 Small towns and villages, 6.3 (a) General Advice, pg. 48

In reference to the submissions reservations to the proposed development site and Laurel Park becoming a 'through route'/ 'used as a rat-run':

- An existing pedestrian link currently connects Laurel Park to the proposed development site.
- A through road from the proposed development site to Laurel Park is not provided for in the Part 8 application.
- The proposed main access road to the proposed development incorporates traffic reducing measures within its design with 4 no. flat top ramps a minimum of 2.5m wide inclusive of traffic calming triangles on the approach side. In addition pedestrian usage is encouraged with a generous pavement width provision.

The existing pedestrian link is in keeping with Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (Cities, Towns & Villages) referenced in the Patrickswell Local Area Plan:

*'provide for effective connectivity, especially by pedestrians and cyclists so that over time, small towns and villages become especially amenable to circulation by walking and cycling rather than building up reliance on the car' Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (Cities, Towns & Villages), Chapter 6 Small towns and villages, 6.8 Layout and design considerations pg. 53*

It is recommended that the existing pedestrian access to Laurel Park is retained as per the Part 8 Planning Application.

No Change to Planning Application

**Planning Authority Comments:**

Noted

**SUB (E)**

Department of Culture, Heritage and the Gaeltacht.

**Submission description**

The submission set out the following:

**Archaeology**

Given the scale and location of the proposed development it is possible that subsurface archaeological remains could be encountered during the construction phases that involve ground disturbance.

With regard to national policy (Framework and Principles for the Protection of the Archaeological Heritage 1999, Section 3.6.2) it is the Department's recommendation that the following condition, to undertake an archaeological impact assessment, should be included in any grant of planning permission that may issue.

The submission includes a condition to be attached to any grant of planning permission

**Design & Delivery Services Comments:**

Submission noted

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

No Change to Planning Application.

**Planning Authority Comments:**

Noted and actions to be attached.

**SUB (E)**

Michael McSweeney C/o Patrickswell Community Council

**Submission description**

The submission notes:

- 1) In principal Patrickswell Community Council is not against Social Housing
- 2) Social housing should be inclusive of Part 5 developments to promote inclusion and integration.
- 3) Concerns for the location and the road access
- 4) Method or process of vetting applicants for the houses.
- 5) Current lack of facilities in the area
- 6) Current plans for the installation of cameras be extended to include additional cameras to deter anti-social behaviour.

**Design & Delivery Services Comments:**

- 1) Item Noted.
- 2) *'Part V of the Planning and Development Act requires that housing strategies be drawn up by planning authorities and integrated into their development plans. Each housing strategy should have regard to the proper planning and sustainable development of an area and should be concerned with the overall supply of housing within the planning authority. In addition, the Act makes communities' needs for social and affordable housing a material planning consideration which must be taken account of in formulating development plan policies, preparing a housing strategy and deciding on planning applications or appeals.'* Part V of the Planning and Development Act, 2000, Housing Supply, Guidelines for Planning Authorities, 1. Background, 1.1.

The proposed Part 8 application is a considered approach in achieving a provision of social housing within Lisheen Park, Patrickswell.

- 3) The proposed location of the development and associated access road is considered to be the optimal solution for the proposal.
- 4) Community Support Services will be involved in the method / process of vetting applicants for the houses.
- 5) The proposed location of the 16 no. unit development is considered to be the optimal solution for the proposal.
- 6) The proposed development incorporates a strong ethos of passive surveillance as a deterrent to anti social behaviour. There are no proposals for the installation of surveillance cameras noted on the submitted Part 8 application. As noted at the residents consultation, upon completion of the development a review of the existing pedestrian link will take place with the requirement of the installation of a single camera at the existing pedestrian Laurel Park link being considered at that time.

No Change to Planning Application.

**Planning Authority Comments:**

Noted

**SUB (E)**

Michael McSweeney, Patrickswell

**Submission description**

The submission noted:

- 1) Michael McSweeney is an adjoining landowner.
- 2) There is a need for a 2.4meter block wall in replacement for the existing palisade fencing on the boundary as there is an existing problem of the fence being vandalised.

**Design & Delivery Services Comments:**

- 1) Item Noted.
- 2) It is considered that the proposed boundary treatment noted in the Part 8 application '*1.8m high wire-mesh fence*' adequately responds to the boundary treatment.

No Change to Planning Application.

**Planning Authority Comments:**

Noted

## 5.0 Conclusion

The proposed development is considered to be acceptable in principal and shall be carried out in accordance with the actions for the Local Authority hereby attached. It is considered that the proposed development is in accordance with policies of the *Limerick County Development Plan 2010 – 2016* and *Patrickswell Local Area Plan 2015-2021*, and is therefore acceptable and in accordance with the proper planning and sustainable development of the area.

## 6.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the information submitted on file dated the 16<sup>th</sup> October 2017, and the details and specifications contained in this report.

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 16/10/2017 except as may otherwise be required in order to comply with the following actions.

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

2. A final palette of materials including all types, finishes and colours shall be submitted to the Planning Authority for written agreement, these shall be appropriate to the setting.

Reason: In the interest of orderly development and visual amenity

3. All site works shall be carried out to the satisfaction of the Planning Authority in accordance with the Department of the Environment 1998 publication "Recommendations for Site Development Works for Housing Areas", except in the case of the road surfacing where only paragraph 2.23 of these recommendations shall apply.

Reason: In the interest of the proper planning and sustainable development of the area.

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

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

5. Where the Applicant proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of any development on site and adhere to the standards and conditions set out in that agreement. All aspects of the development shall comply with the details set out in the Irish Water Report on file dated 08/11/2017.

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

6. Prior to the commencement of any development on site the Applicant shall submit the following information for written agreement of the Planning Authority a revised site layout plan providing for a minimum of 11m depth rear garden for each dwelling.

Reason: In the interest of orderly development and proper planning

7. 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

8. 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

9.
  - 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

10. 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

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

(b) A 2-metre high privacy wall shall be constructed along the rear, side and rear section of the dividing boundary between houses. The wall shall be solid block, capped and rendered. Where there is a difference in ground levels between this site and adjoining properties, the level shall be taken as their average level. Screen walls abutting open space or estate roads shall be plastered and capped with piers.

Reason - In the interest orderly development and of privacy and residential amenity

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

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

13. Prior to commencement of development, the developer shall submit for the written agreement with the Planning Authority details relating to bin storage for the development.

Reason: In the interest of traffic and pedestrian safety

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

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

Reason: In the interest of proper planning and orderly development

15. Prior to commencement of development on site the Applicant shall submit a detailed public lighting scheme for written agreement of the Planning Authority to include the following information:

- (i) The public lighting shall be erected and operational prior to the making available for occupation of any house;
- (ii) Light stands shall not be located near tree stands;
- (iii) Energy efficient LEDs shall be used and light and switch types shall be agreed.

Reason: In the interest of public safety

16. 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

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

Reason: In the interest of traffic and pedestrian safety

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

Reason- In the interests of public safety and residential amenity

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

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

Reason: In the interests of public safety and residential amenity

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

Reason: In the interest of traffic safety

21. (a) The applicant shall engage the services of a suitably qualified archaeologist to carry out an architectural impact assessment for the development site.

(b) The archaeologist should carry out any relevant documentary research and inspect the site. A programme of text excavation should be carried out at locations chosen by the archaeologist and licensed under the National Monuments Acts 1930-2004

(c) Where archaeological materials/features are shown to be present the archaeologist should consult with the National Monuments Service Department of Culture, Heritage and the Gaelthacht regarding further mitigation.

(d) Having completed the assessment the archaeologist should submit a written report to the Planning Authority and to the National Monuments Service Preservation in Situ, preservation by record (excavation) or monitoring may be required.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

