



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

Seirbhísí Dearaidh agus Soláthair,  
Comhairle Cathrach agus Contae Luimnigh,  
Ceanncheathrú Chorparáideach,  
Cé na gCeannaithe,  
Luimneach

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Limerick City and County Council,  
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Limerick

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12<sup>th</sup> February 2018

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

**Re: Part VIII Planning Report for the construction of 6 new Residential units at Clare Street and Lelia Place, Limerick City**

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)**

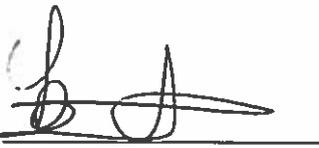
**Re:** (i) Provision of 7 x No. residential units (2 x No. three-storey, 3 bedroom houses and 5 x No. 2 bedroom apartments in two blocks; (ii) hard landscaping including adjustments to existing footpaths, entranceways, boundary treatments and boundary walls to public footpaths; (iii) new boundary treatments to adjacent lands; (iv) upgrading and re-routing of foul sewers and surface water drainage and (v) all associated site works.

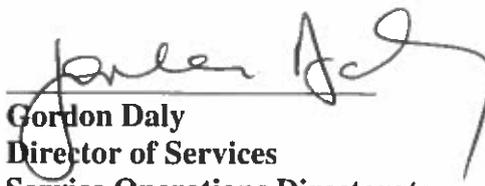
**At:** Clare Street & Lelia Street

**Planning Reference No. 17/8012**

  
Jennifer Mc Nulty  
Executive Planner

  
Donogh O'Donoghue  
A/Senior Executive Planner

  
Stephane Duclot  
A/Senior Planner

  
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 6 of this report

  
Conn Murray  
Chief Executive  
Limerick City & County Council

Date: 24 Jan 2018

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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 for the construction of 7 x No. residential units at the junction of Clare Street and Lelia Street in Limerick City. The proposed development includes:

- (a) 7 x No. residential units (2 x No. three-storey, 3 bedroom houses and 5 x No. 2 bedroom apartments in two blocks);
- (b) hard landscaping including adjustments to existing footpaths, entranceways, boundary treatments and boundary walls to public footpaths;
- (c) new boundary treatments to adjacent lands;
- (d) upgrading and re-routing of foul sewers and surface water drainage and;
- (e) all associated site works.

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



**Plate 1: View from Clare Street**

### **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 City Centre Area 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 City Development Plan 2010 – 2016\***

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

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

- City Centre Area - Map 1 – Land Use Zoning
- Inner City Residential Neighbourhood – Map 1 A
- The site is also identified in Flood Zone A & B – Flood Risk Area – Map 2

#### ***Policy WS.8 Flood Protection***

*It is the policy of Limerick City Council\* to continue to work towards reducing flooding within the City and ensure that all new development proposals comply fully with the requirements of 'The Planning System & Flood Risk Management Guidelines for Planning Authorities', 2009, and any additional guidance introduced during the lifetime of the Development Plan.*

#### ***Policy EDS.6***

It is the policy of Limerick City Council to mobilise the potential of brown field sites in the City.

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

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

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

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

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

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

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

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

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

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

### ***Policy CC.6 Inner City Residential Neighbourhoods***

It is the policy of Limerick City and County Council to reinforce the residential character of inner City residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.

### **Objective ZO.1(C) Inner City Residential Neighbourhoods**

***To reinforce the residential character of inner City residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.***

The areas outside of the commercial core but within the City Centre boundary fall within this zoning type. These areas include a large quantity of older housing stock, some low end commercial uses and a range of other non-residential types such as large health and education institutions and community facilities, which strongly contribute to the character of these areas. The City Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to compliment the established areas will be supported.

### **Flooding**

The Limerick City Development Plan 2010-2016 Flood Risk Map adjacent indicates that the subject site is at risk from flooding highlighted in dark blue in Figure 1.18.

A Civil and Structural Stage 1 Report has been prepared for the development and was received on 05/12/17. It outlines "the review of CFRAM mapping has identified that the flood water level for a 1 in 100- year storm event will be 250mm above the existing ground level. The finished floor level has been set at 3.65mOD, which is 300mm higher than the average existing ground level and 50mm higher than 1 in 100-year top water level as identified by the CFRAM mapping. Based on the history of the site and the proposed finished floor level, we would be of the opinion that the risk of flooding is quite low".

This report was review by the Senior Engineer, Physical Development Directorate, Limerick City and County Council. In his report dated 24<sup>th</sup> January 2018 he concludes '*Referring to recent correspondence regarding the proposed finished floor level (FFL) of 5.3mAOD (Malin) as submitted by the Design & Delivery Department for the above project, a peer review and report by Tony Cawley, Hydro Environmental Ltd. has been carried out and he has confirmed that he is satisfied with the proposed 5.3mAOD FFL. Therefore the Physical Development Department as no objection to the proposed 5.3mAOD FFL.*'

### 3.2 Habitats Directive Project Screening Assessment

<p>Construction Phase: 7 no residential units, landscaping, boundary treatments, connection to services Are effects significant? No</p> <p>Are substantial works required: No Are effects significant? No</p> <p>Operating phase effects: Are effects significant? No</p>	<p>Ex-situ effects: Are effects significant? No</p> <p>Run-off: Are effects significant? No</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: Are effects significant? No</p>
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#### Identification of Natura 2000 sites which may be impacted by the proposed development

<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>  <i>Name of Site: Lower River Shannon SAC</i>	Yes
<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>  <i>Name of Site: Lower River Shannon SAC</i>	Yes-70m
<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 an SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, Sandflats, Saltmarsh, Shingle, Reefs, Sea Cliffs</i>  <i>Name of Site: Lower River Shannon SAC</i>	Yes
<b>4</b>	<b>Impacts on birds in SPAs-</b>	<i>Is the development within 1km of a Special Protection Area</i>	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 development has been subject of an Appropriate Assessment Screening in accordance with Article 6 (3) of the EU Habitats Directive (Directive 92/43/EEC) and the Planning & Development Acts 2000 (as amended). 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:**

All lands required for the scheme are in the control of Limerick City & County Council.

#### 4.0 Submissions with respect to the proposed development

A total of 4 x No. written submissions/observations was received and are listed below:

<b>LIST OF SUBMISSIONS RECEIVED</b>	
<b>SUB REF:</b>	<b>FROM:</b>
1.	Fire Authority
2.	Irish Water
3.	Roads Section
4.	Environment Section

#### 4.1 Submissions:

##### **SUB (1) Fire Authority - LCCC**

##### **Submission description:**

The Fire Departments submission raised the following issues:

##### **Units 1 & 2 (three-storey houses):**

- The means of escape does not appear to be in accordance with Technical Guidance Document B Fire Safety Volume 2 Dwelling Houses.
- A bin store is proposed to be located at the entrance to these units. It is not desirable to have bin storage on the escape route from these units.

##### **Unit 3:**

- Compliance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice" should be demonstrated.
- The location of the bin store adjacent to the escape route from the unit is not in accordance with "Fire Safety in the design, management and use of residential buildings - Code of practice".

##### **Unit 4 & 5:**

- The means of escape does not appear to be in accordance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice"
- The location of the bin store adjacent to the escape route from the unit is not in accordance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice".

##### **Unit 6:**

- Compliance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice" should be demonstrated.
- The location of the bin store adjacent to the escape route from the unit is not in accordance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice".

##### **Unit 7:**

- The means of escape does not appear to be in accordance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice".

- The location of the bin store adjacent to the escape route from the unit is not in accordance with BS 9991:2015 "Fire Safety in the design, management and use of residential buildings - Code of practice".

**Design and delivery Response:**

**Units 1 & 2 (three-storey houses):**

- The layout of the stair in both units has been amended to deliver directly to a final exit to meet the provisions of section 1.3.3 of Technical Guidance Document B: Fire Safety Volume 2 Dwelling Houses.
- Bins to be located within fire resisting enclosure at entrance.

**Unit 03:**

- Compliance with TGD Part B (and BS 9991:2015) will be shown in detail through a Fire Safety Certificate application for this unit.
- As per Clause 7.1 in BS 9991:2015, flats or maisonettes that are directly entered from outside the building at ground or access level should be treated as houses, and should be in accordance with Clause 6 for purposes of means of escape. All habitable rooms in Unit 03 are in accordance with Clause 6.2 & 6.1 of BS 9991:2015. The open plan arrangement on the ground floor of Unit 03 complies with 1.3.2.1 of TGD B (Volume 2 Dwellings).
- Bins to be located within fire resisting enclosure at entrance.

**Units 4 & 5:**

- Compliance with TGD Part B (and BS 9991:2015) will be shown in detail through a Fire Safety Certificate application for this unit.
- The layout has been amended to show a protected corridor serving all habitable rooms. The revised layout is in accordance with Clause 6.2 & 6.1 of BS 9991:2015.
- Bins to be located within fire resisting enclosure at entrance.

**Units 06 & 07:**

Commentary on Clause 9 of BS 9991:2015 states: *There are several ways of providing safe escape routes: through the provision of an alternative exit (see 7.2); by ensuring that the escape route from any habitable room is by way of a protected entrance hall within which no likely source of fire exists, and within which the travel distance is limited; or by the limitation of the travel distance from any point in the flat to the flat entrance door. The constraints are unnecessary in the case of ground floor flats entered from outside the building and for flats situated above the ground floor provided with their own external entrance at ground level. Similar considerations apply to flats entered from a podium deck'*

**Unit 06:**

- Compliance with TGD Part B (and BS 9991:2015) will be shown in detail through a Fire Safety Certificate application for this unit.
- Unit 06 complies with the spatial provisions of Clause 9.7 (a)-(d) of BS 9991:2015: Open plan flat design. Given that the entrance door and stair is for the exclusive use of the occupants of the unit, the layout demonstrates compliance with the principles of the clause.
- Bins to be located within fire resisting enclosure at entrance.

**Unit 07:**

- Compliance with TGD Part B (and BS 9991:2015) will be shown in detail through a Fire Safety Certificate application for this unit.
- The following provisions have been made to demonstrate compliance with the

- principles of 9.4.3 (b) of BS 9991:2015 with regard to the 'commentary on Clause 9'.
- All habitable rooms on entry level serve a protected corridor. The distances from the point of entry of these rooms to the foot of the escape stair is less than 9m.
  - The protected corridor has been carried into the level above and serves the kitchen, living and dining giving direct access to a protected escape route from the floor above.
  - The kitchen has been located on the top level of the duplex unit to allow the remainder of the habitable rooms to have the most direct means of escape away from the most likely source of fire.
  - The escape distances have been minimized given the central location of the internal stair within the unit.
  - Bins to be located within fire resisting enclosure at entrance.

**Planning Authority Comment:**

The Planning Authority notes the above comments.

**SUB (2) Irish Water**

**Submission description:**

The Irish Water submission raised the following issues:

General: 1) Due to the size of this development Irish Water consider this a 'Significant Development'. The applicant to contact Irish Water and fill in a Pre-Connection Query Form for connection to both Irish Water sewer and water main networks;

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

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

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

5) All works to the water mains and sewers to be in accordance with Irish Water's Technical Documentation; 'Code of Practice's', 'Standard Details for Water Infrastructure', and 'Standard Details for Wastewater Infrastructure'.

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

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

8) Irish Water should be contacted for all water main and sewer connections and should be consulted prior to construction.

9) Irish Water/Limerick City and County Council will require certification from an Engineering Company with a minimum of €2M professional indemnity insurance on the completion of the project stating that all the works in relation to the sewer and water mains, have been completed to Good Engineering Practices and in accordance with the conditions laid down in the Planning Permission.

Water Supply: 1) The applicant has supplied drawing; L132-02 Rev B, showing how they

propose to connect this development to the water main. The applicant is to note that there are two water mains in Clare Street a twelve inch trunk main, (in the road/footpath closest to the site), and a six inch main at the other side of the road. The applicant appears to be proposing to connect into the six inch water main. The applicant should strongly investigate the possibility of connecting all the residential units by way of a loop off the water main on Leila Place as this would avoid multiple crossings of the busy Clare Street. Irish Water would consider this a 'Significant Connection'. The applicant to contact Irish Water and fill in a Pre-Connection Query Form.

1) Each individual residential unit within this development must have its own individual and separate water service connection with individual Water Meter in accordance with Irish Water specifications.

2) All water mains installed, as part of this planning permission, must pass a pressure test and are leak free before been put into service. Certification of these pressure tests shall be submitted to Irish Water/Limerick City and County Council by the Developer's Engineer.

3) A bulk flow water meter is to be fitted in all developments with a demand in excess of 20m<sup>3</sup> per day, or as per Irish Water requirements. Bulk flow meters shall have a factory fitted AMR and installed in a suitably sized chamber. Developments with demand less than 20m<sup>3</sup> per day shall be provided with dedicated bypass pipe work and chamber to accommodate location of a temporary flow meter, or as per dedicated bypass pipework and chamber to accommodate location of a temporary flow meter, or as per Irish Water requirements.

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

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

6) HDPE or ductile iron only to be used for water mains as per Irish Water specifications.

7) Sluice valves to be added to all water mains; locations to be as per Irish Water specifications.

8) All valves to be anti-clockwise close.

Sewerage: 1) The applicant has supplied drawing; L132-02 Rev B, showing the proposed development over an existing portion of the sewer line. The existing portion of sewer pipeline located beneath the proposed development shall be protected according to a professionally certified engineering design that eliminates the risk of collapse or failure of the sewer during and after the completion of the proposed development works.

2) The design, construction and supervision of the protection details for the section of sewer pipeline beneath the proposed development, (including its support and protection details beneath the wall foundations), shall be carried out by a professionally indemnified Engineer to a minimum insurance level of €2 million.

3) Following completion of the construction works, the length of sewer pipe between the existing manholes either side of the applicants site shall be surveyed, by a professionally indemnified Engineer to a minimum insurance level of €2 million, using CCTV recording equipment.

4) The Engineer shall supply written certification that the length of sewer pipe beneath the proposed development is to standard, as well as the diverted portion of the sewer pipe, is fit for purpose and that the sewer upstream and downstream as far as the next accessible manholes have not been compromised by the proposed development works.

5) Each residential unit shall have its own 100 mm service connection with inspection manhole to the sewer on the public road to Irish Water specifications.

6) All gullies to be trapped.

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

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

9) In addition a CCTV Survey and Condition Report of the entire sewer system, (including manholes), with 'as built' on digital format compatible to Irish Water/Limerick City and County Council GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to Irish Water/Water Services Department of Limerick City and County Council prior to the sale or occupation of any unit within this development. The applicant shall also submit an Engineers Certificate stating that the CCTV Survey, the Condition Report and the 'as built' drawings are a true and accurate representation of what is actually on the ground.

10) 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 Irish Water/Limerick City and County Council Water Services Department specifications.

### **Design and delivery Response:**

#### **General:**

- 1) Item noted.
- 2) Item noted.
- 3) Item noted.
- 4) Refer to **Sewerage** Item No. 1 for response.
- 5) Item noted.

Drawings L132-02 Rev C notes that:

*"all foul and surface water sewers, manholes and connections to be in accordance with Irish Water standard details. Refer to wastewater infrastructure standard details – document number IW-CDS-5030-01 for details.*

Drawing L132-03 notes that:

*"all watermain details and connections to be in accordance with Irish Water standard details. Refer to Water Infrastructure standard details – document number IW-CDS-5020-01 for details"*

- 6) Item noted.
- 7) Item noted.
- 8) Item noted.
- 9) Item noted.

#### **Water Supply:**

*(We note that first two items are intentionally called item 1 to correspond with Irish Water comments)*

- 1) Details have been updated to show a loop main connected to the existing water main on Lelia Place as recommended. Refer to drawing L132-03 for details.
- 1) Item noted. Individual boundary boxes (in accordance with Irish Water specifications) have been shown for each unit.
- 2) Item noted.
- 3) Item noted. Expected demand is approximately 4m<sup>3</sup> per day (16No. persons @ 250 litres per person per day) significantly lower than 20m<sup>3</sup> per day. We have allowed for by-pass pipe work and a meter chamber on drawing L132-03.
- 4) Item noted.
- 5) Item noted.

- 6) Item noted, details have been updated to note the use of HDPE pipe work throughout, refer to drawing L132-03.
- 7) Item noted, details have been updated to reflect this, refer to drawing L132-03.
- 8) Item noted.

**Sewerage:**

- 1) Item noted. All protection measures will be designed and specified by a Chartered Engineer.
- 2) Item noted.
- 3) Item noted, drawings L132-02 Rev C has been updated to note this.
- 4) Item noted.
- 5) Item noted, drawings L132-02 Rev C has been updated to reflect this.
- 6) Item noted.
- 7) Item noted. All filled ground will be laid and compacted in accordance with Clause 612 (Compaction of Fills), Series 600 of the Specification for Roadworks by Transportation Infrastructure Ireland.
- 8) Item noted.
- 9) Item noted.
- 10) Item noted.

JCA have separated the sewerage (L132-02 Rev C) and water main (L132-03) onto separate drawings and have addressed a number of the comments on these drawings.

**Planning Authority Comment:**

The Planning Authority notes the above comments and an appropriate action to be attached.

**SUB (3) Roads Section - LCCC**

**Submission description:**

The Roads Section submission was received on the 12<sup>th</sup> of December, 2017 and the following issues were raised:

- The application does comply with the car and cycle parking requirements set out in the city development plan.
- surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development.
- No surface water shall be allowed discharge onto adjoining properties or onto the public road.
- Any construction outside of the development on the public road will require a road opening licence;
- A construction management and delivery plan for the construction of the development should be agreed with LCCC Roads Engineer prior to commencement.
- Each residential unit shall have its own storm water sewer connection.

**Planning Authority Comment:**

The Planning Authority notes the above comments and an appropriate action to be attached.

**SUB (4) Environment Section, Planning and Environmental Services, LCCC**

**Submission description:**

The Environment Section submission was received on the 30<sup>th</sup> of November, 2017 and the following issues were raised:

Prior to initiating any works at this development, the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, 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 on our website at: <https://www.limerick.ie/council/construction-and-demolition-waste>.

**Planning Authority Comment:**

The Planning Authority notes the above comments and an appropriate action to be attached.

**5.0 Conclusion**

The proposed development is considered to be acceptable in principle and shall be carried out in accordance with the actions for the Local Authority hereby attached. It is considered that the proposed development is in accordance with policies of the Limerick City Development Plan 2010 – 2016 and 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 drawing submitted 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 16/10/17 and amendment details submitted on the 05/12/17 and 24/01/18 except as may otherwise be required in order to comply with the following conditions.

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

2. Prior to the commencement of any development on site, the Applicant shall submit a palette of materials, finishes and colours to include details for all types of windows, doors, cills, rain

water goods, balcony elements, boundary finishes, paving, venting, façade finishes, roof terrace etc for written agreement of the Planning Authority.

Reason - In the interest of orderly development and visual amenity

3. The proposed finished floor level shall be constructed at 5.3m AOD.

Reason – In the interest of proper planning and development

4. Prior to the commencement of any development on site, the appointed contractor shall submit to Planning Authority for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the construction of the development. The waste management plan shall include:

- (a) A list of proposed waste collection permit holders to be employed
- (b) A list of the proposed waste 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 (Construction and Demolition) 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

5. 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

6. 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

7. 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

8. The Applicant shall comply with the following:

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

- b) The existing portion of sewer pipeline located beneath the proposed development shall be protected according to a professionally certified engineering design that eliminates the risk of collapse or failure of the sewer during and after the completion of the proposed development works.
- c) There shall be no building over water mains, common pipes, or sewers, and if found the applicant must contact Limerick City and County Council Water Services Department/Irish Water with a proposal for altering at the cost of the Applicant.
- d) The integrity, operation and access to the foul sewer, surface water and watermain systems shall not be compromised by the proposed development works.
- e) The proposed development works involved shall not adversely affect the operation of the foul sewer, surface water and watermain systems for the neighbouring properties.

Reason - In the interest of public health

- 9. A Construction & Waste 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, environmental protection measures, including hours of working, noise and traffic management measures and details of recovery/disposal of all wastes arising from any demolition proposed.

Reason - In the interests of public safety and residential amenity

- 10. Prior to the commencement of any development on site the Applicant shall submit details of construction materials, detailing to the public realm and Road Safety Details to the Planning Authority for written agreement.

Reason - In the interest of orderly development

- 11. Prior to the commencement of development, full details of the public lighting design and specification shall be agreed with the Planning Authority.

Reason - In the interest of public safety