

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

Re: PERMISSION for (i) an 8 lane synthetic athletics track, with a surrounding walking track and associated facilities; (ii) 2 no. new site access points onto R522 and R520 public roads; (iii) all hard and soft landscaping including new boundary treatments to adjacent lands; (iv) floodlighting and public lighting of the facilities; (v) all associated site works and infrastructure including roads, car parking, underground services; and (vi) a viewing canopy and temporary accommodation including toilet block, office and stores

At: Cloonysrehane, Cork Road, Newcastle West, Co. Limerick

Planning Reference No: 17/8020



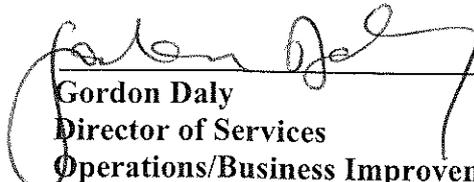
Lisa Ruttle
A/Assistant Planner



Donogh O'Donoghue
A/Senior Executive Planner



Stephane Duclot
A/Senior Planner



Gordon Daly
Director of Services
Operations/Business Improvement
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 and County Council

Date: 5th March 2018

TABLE OF CONTENTS

1. Foreword
2. Description of the nature and extent of the proposed development
3. Likely implications, if any, with respect to the proper planning and sustainable development of the area
4. Submissions with respect to the proposed development
5. Conclusion
6. Action taken by Local Authority

1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning and Development Act 2000 (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 on a greenfield site at Cloonyscreehane, Cork Road, Newcastle West in County Limerick. The site is approx. 3.82ha and was acquired by Limerick City & County Council in 2017. The site is relatively flat in nature, and is zoned as Agriculture in the Newcastle West Local Area Plan 2014-2020 (LAP). The site is located just outside the 50km/h speed limit and accessed via regional strategic road R522. The site is bounded on the east and west by regional roads with an ESB sub-station in the adjoining lands to the south.

The development of the Newcastle West Athletics Hub by Limerick City & County Council (LCCC) comprises of the following proposed development:

- An 8 lane synthetic athletics track
- A surrounding walking track and associated track and field activities
- 2 no. new site access points onto the R520 and R522 public roads
- All hard and soft landscaping including new boundary treatment to adjacent lands
- Floodlighting and public lighting of the facilities
- All associated site works and infrastructure including roads, car parking, underground services
- A viewing canopy and temporary accommodation including toilet block, office and stores.
- 72 no. car parking spaces (including 5 no. disabled spaces), 4 no. bus spaces, set down and parking and bicycle parking facilities (20 no.) in main car park and 108 no. spaces in overflow parking area.

The plans and particulars were on public display from Friday the 22nd of December 2017 to Monday the 29th of January 2018. Submissions and observations had to be submitted by Monday the 12th of February 2018.

The application documents included the following:

- Planning report
- Traffic and transport assessment report
- Archaeological screening report
- Screening for Appropriate Assessment report
- Flood risk assessment report
- Mobility management report.

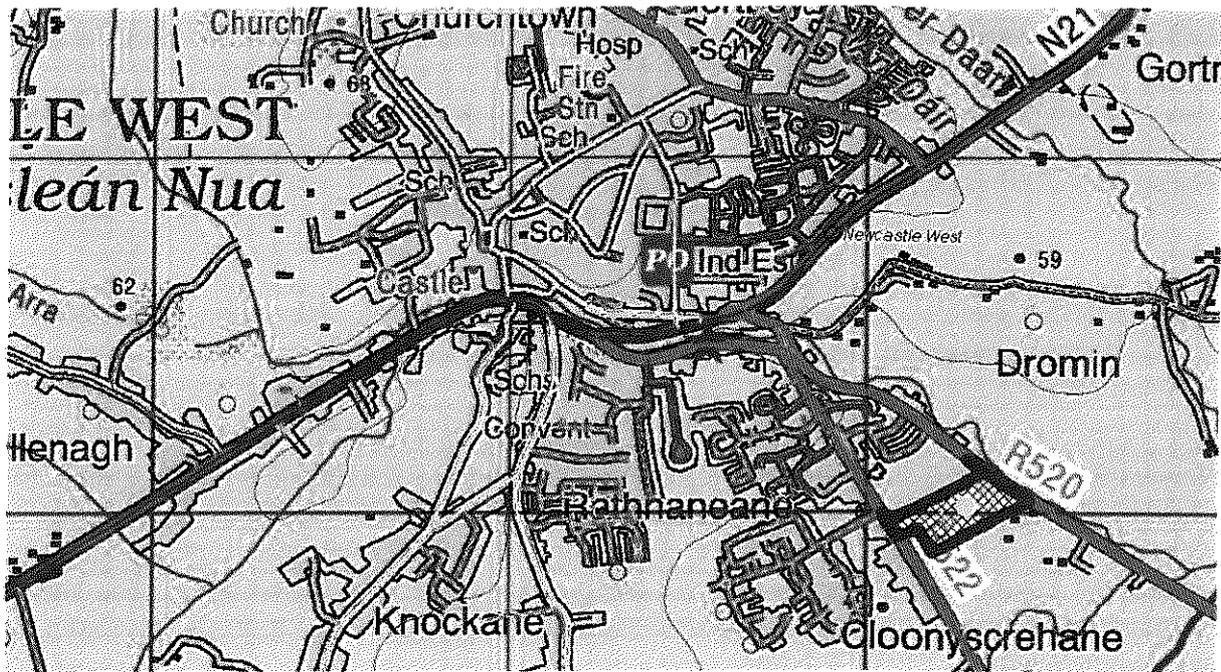


Figure 1: Location of site

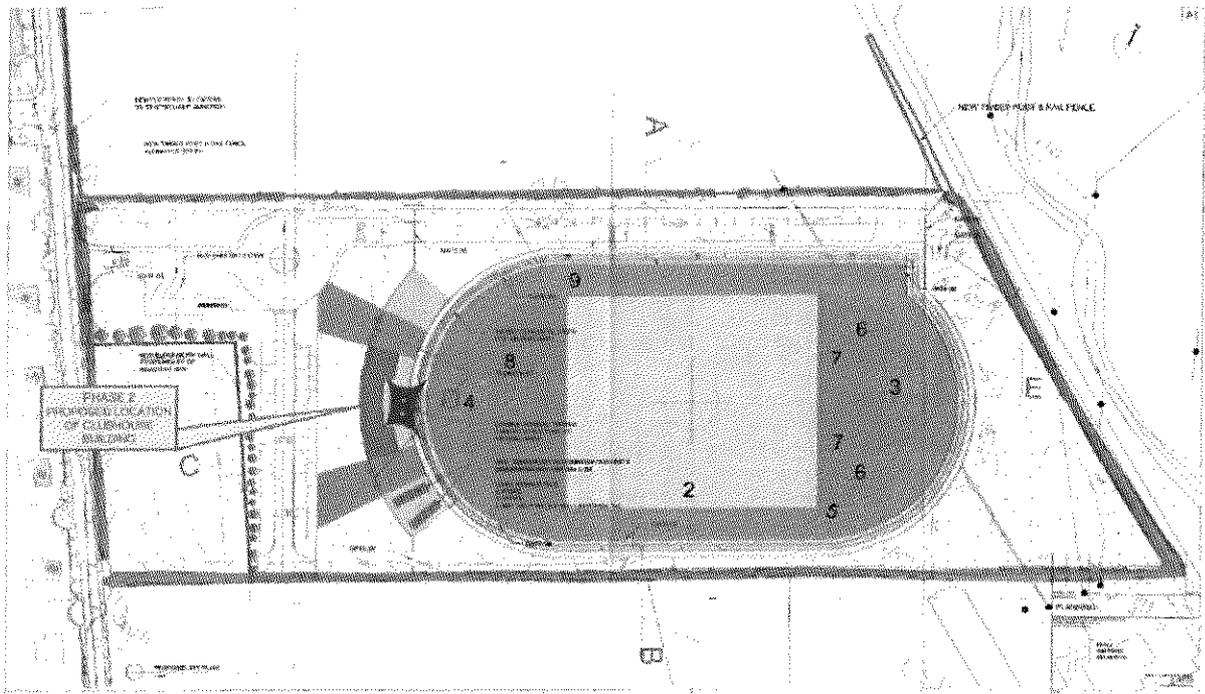


Figure 2: Proposed site layout

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

The site is zoned Agriculture in the Newcastle West Local Area Plan 2014 – 2020. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Having regard to the proposed amenity use of the site, the fact residential zoned lands front the site and the location of residential lands opposite it, the proposal for an athletics facility at this location would be considered to fall within the scope of not interfering with the agricultural zoning. Overall the location of the proposed site within the LAP boundary and within close proximity to existing and proposed residential areas meets the criteria of a compact and coherent settlement, provides a good balance of land uses in proximity to one another and supports the principles of proper planning and sustainable development. Additionally, a feasibility study was commissioned by the Local authority for the Athletics Hub in 2015 which included a site selection appraisal in which the proposed site was deemed the most suitable. It is considered that the development of an Athletics Hub in Newcastle West will have a positive and enhancing effect on the town and wider hinterland of Limerick. It will provide a state of the art facility for clubs and sporting organisations to access and train in all year round.

3.1 Policy

The Limerick County Development Plan 2010 – 2016* sets out the following with respect to the development of recreational facilities:

Objective COM 01: Identify community infrastructure and recreational and leisure needs of settlements

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

Objective COM 03: Community Infrastructure strengthening the settlement core

It is the Council's objective to strengthen the fabric of towns and villages and service neighbouring rural communities through promotion and provision of co-ordinated, good quality community facilities, and whole-of-life recreational services and initiatives, which facilitate social integration and integrated community development through state, local authority and voluntary sector partnerships.

Objective COM 05: Accessibility for the wider community

It is the Council's objective to:

- a). Seek the provision of appropriate, inclusive and accessible, safe amenity, recreational open space and community facilities that are available for all sectors of the community, both urban and rural at a convenient distance from their homes and places of work.
- b). Ensure that community facilities, recreation, play and leisure facilities are fully accessible to all users and are compliant with current legislative requirements.

Objective COM 025: Active open space

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

The Newcastle West Local Area Plan 2014-2020 sets out the following with respect to the development of recreational facilities:

Objective C 1: Community and civic facilities

It is an objective of the Council to seek where practicable and appropriate that community facilities are located within the town, in the interest of sustainable development. The proposal should demonstrate that the principles of accessibility for all and Ireland's Age Friendly Cities and Counties Programme are incorporated.

Overall, the proposed works are consistent with the Newcastle West Local Area Plan and the Limerick County Development Plan.

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

3.2 Habitats Directive Project Screening Assessment

Construction Phase: Construction of an athletics track and ancillary works	Ex-situ effects: Are effects significant? No
Are effects significant? No	Run-off: Are effects significant? No
Are substantial works required: Yes	Abstraction: Are effects significant? N/A
Are effects significant? No	Displacement: Are effects significant? N/A
Operating phase effects: Are effects significant? No	

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

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters - see abstraction/run off, etc. above	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i>	No
		Name of site:	

2	Impacts on terrestrial habitats and species-see area and disturbance/displacement effects above	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site:	No
3	Impacts on designated marine habitats and species	<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> Name of site:	No
4	Impacts on birds in SPAs	<i>Is the development within 1km of a Special Protection Area</i> Name of site:	No
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	No

3.4 Conclusion

Overall 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. A report was received from the Heritage Officer, Limerick City and County Council which recommends a number of standard mitigation measures to be included as actions to be taken by the local authority.

4.0 Submissions with respect to the proposed development

A total of 4 written submissions/observations were received and are listed below:

List of submissions received		
Sub ref.	From	Date received
(A)	Operations & Maintenance Services, Central Services, Limerick City & County Council	02/02/18
(B)	Jerome Mullane	02/02/18
(C)	Irish Water	10/02/18
(D)	Environment Section, Planning & Environmental Services, Limerick City & County Council	14/02/18

Submission (A) Operations & Maintenance Services, Central Services, Limerick City & County Council

Submission description:

Roads Observations

- The speed limit of the R522 is 60kph, however it is proposed that the existing 50kph zone will be extended beyond the proposed development access. Sightlines and SSD can be achieved at this location;
- The speed limit of the R520 is 50kph, the access onto this road will only be used during major events and by emergency vehicles. The existing hedge and boundaries will need to be setback so that sightlines can be achieved from this secondary access location;
- It is proposed to signalise the R522 / Woodfield Park junction to improve road safety for vehicles exiting Woodfield Park. As part of these proposals a pedestrian crossing will be provided on Woodfield Park (to be provided by developer as part of planning permission 17/375). The proposed development proposes to construct a footpath on the east side of the R522 this should be extended to the R522/Woodfield Park junction and pedestrian crossing of the R522 included within the signalisation. The drawings should be revised to reflect this;
- Overflow car parking is provided parallel to the proposed access road that leads to the secondary access onto the R520, another area of overflow parking is also provided adjacent to the R520 this will only be in use during large events;
- The parallel parking off the access road should be setback at an appropriate distance so as not to create a conflict between pedestrians and vehicles. The drawings should be revised to reflect this;
- The access road to the secondary access should be signed and lined as one way. The drawings should be revised to reflect this;
- Footpaths should be 2.0m wide. The drawings should be revised to reflect this; and
- The aisle width in the main car park should be 6.0m to facilitate turning. The drawings should be revised to reflect this.

Surface Water Observations

- Pipes should be a minimum diameter of 225mm except for road gully connections where 150mm diameter is suitable; and
- Prior to commencement on site a condition survey should be undertaken of the R520 culvert and the proposed drainage networks should be certified by a chartered engineer.

Public Lighting Observations

- Public lighting is to be provided and the design needs to incorporate energy efficiency, suitable column heights, minimum lumens per watt output, existing lighting levels and overspill of lighting from the proposed development. The warranty of specific products should also be provided. The public lighting should be designed and signed by a Lighting Design Engineer. This design can be sent for approval to Operations & Maintenance Services, Central Services, Limerick City & County Council, Dooradoyle Road, Limerick. All public lighting proposals to be in accordance with BS 5489:2013 and BS EN 13201:2003.

Newcastle West Area Office comments:

All of the above are noted and comments are as follow:

- The signalling of the R522/Woodfield junction is a condition under planning permission reference 17/375.
- The provision of pedestrian crossing across the Woodfield junction is also a condition under planning permission reference 17/375.
- All roads observations in relation to the Athletics Hub will be followed up on in the design.

Planning Department comments:

The Planning Authority notes the above and appropriate actions shall apply.

Submission (B) Jerome Mullane

Submission description:

Boundary treatment of adjoining landowner to be revised from proposed to earthen bank with blackthorn hedging and agreed. Surface water disposal from adjoining lands and public road not to be hampered by development. Details of pipe which deals with surface water not indicated in drawings.

Newcastle West Area Office comments:

Noted. Drainage and boundary treatment for lands adjoining the site shall be adequately designed and agreed in advance with the landowner.

Planning Department comments:

The Planning Authority notes the above and an appropriate action shall apply.

Submission (C) Irish Water

Submission description:

No objection

1). Where the Applicant proposes to connect to a public water/ wastewater network operated by Irish Water and 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.

2). 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.

3). The Applicant is to make themselves aware of any watermains or sewers that may be within the site and note that 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 & County Council Water Services Department/ Irish Water with a proposal for altering at the cost of the Applicant.

Newcastle West Area Office comments:

Newcastle West Area Office note the above comments.

Planning Department Comments:

The Planning Authority notes the above and an appropriate action shall apply.

Submission (D) Environment Section, Planning & Environmental Services, Limerick City & County Council

Submission description:

The following condition should apply to any planning granted.

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>

Newcastle West Area Office comments:

Newcastle West Area Office note the above comments.

Planning Department comments:

The Planning Authority notes the above and an appropriate action shall apply.

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 the Newcastle West Local Area Plan 2014-2020, 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 drawings 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 22nd day of December 2017, except as may otherwise be required in order to comply with the following conditions.
Reason: In order to clarify the development to which this permission applies.
2. 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.Reason: In the interest of public health.
3. A footpath on the east side of the R522 shall be constructed to connect to the R522/Woodfield Park junction and a pedestrian crossing of the R522 shall be installed which shall include signalisation. Details and drawings to be submitted for the written agreement of the Planning Authority prior to the commencement of works.
Reason: In the interest of pedestrian and traffic safety.
4. Prior to the commencement of works revised drawings shall be submitted for the written agreement of the Planning Authority for the following:
 - (a). The parallel parking off the access road shall be setback at an appropriate distance so as not to create a conflict between pedestrians and vehicles.
 - (b). The access road to the secondary access should be signed and lined as one way.
 - (c). Footpaths shall be 2.0m wide and the aisle width in the main car park shall be 6.0m to facilitate turning.Reason: In the interest of pedestrian and traffic safety.
5. (a). Pipes shall be a minimum diameter of 225mm except for road gully connections where 150mm diameter is suitable.

(b). Prior to commencement on site a condition survey shall be undertaken of the R520 culvert and the proposed drainage networks shall be certified by a chartered engineer.

Reason: To prevent flooding on the public road in the interest of amenity and traffic safety.

6. Prior to the commencement of development details of public lighting shall be submitted for the written agreement of the planning authority. Lighting shall incorporate energy efficiency, suitable column heights, minimum lumens per watt output, existing lighting levels and overspill of lighting from the proposed development. The warranty of specific products should also be provided. The public lighting shall be designed and signed by a Lighting Design Engineer. All public lighting proposals to be in accordance with BS 5489:2013 and BS EN 13201: 2003.

Reason: In the interest of public safety.

7. (a). Details of all boundary treatments shall be submitted for written agreement of Planning Authority prior to the commencement of works.

(b) Details of hedgerows to be retained and removed shall be submitted for written agreement of Planning Authority prior to the commencement of works.

(c) Scrub and hedgerow removal shall take place outside of the bird nesting season.

Reason: In the interest of biodiversity, visual amenity and residential amenity.

8. The facility shall include 3 no. electric vehicle charge points.

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

10. A 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, 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.

11. 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 Culture, 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 Culture, Heritage and the Gaeltacht with regard to any necessary mitigating action and shall facilitate the archaeologist in recording any material found. On completion, a satisfactory archaeological report detailing the works shall be submitted to the Planning Authority and the Department of the Culture, 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.

12. (a). Fuels oils and lubricants related to construction shall be stored in safe areas at least 25m from any water course. Refuelling of machinery shall take place at a similar distance from any water course.
- (b). Concrete mixing areas, where these occur, shall be located 25m from any watercourse and shall be managed appropriately to avoid spillages. No concrete washings are to be discharged to water courses.
- (c). Sand and gravel shall be stored 25m from any drain or water course and any excess shall be removed after construction works have been completed
- (d). Water course banks to be left intact.
- Reason: To prevent possible pollution of watercourses.

13. (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) 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.
- (c) The integrity, operation and access to the foul sewer, surface water and watermain systems shall not be compromised by the proposed development works.
- (d) 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.

