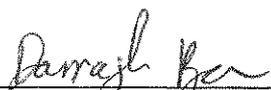


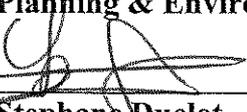
**PLANNING REPORT IN ACCORDANCE WITH  
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT  
ACT 2000 (as amended)**

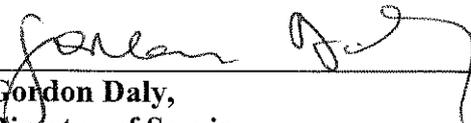
**Re:** PERMISSION for the provision of 20 No. 2-storey residential units comprising 7 No. 3 bed, 8 No. 2 bed, 1 No. 4 bed and 4 No. 2 bed apartments (in 2 No. 2-storey buildings). The development will generally have vehicular access from Bank Place and pedestrian through-access to Glenview Drive; two units will have vehicular access from Glenview Drive only.

**At:** Glenview Hospital, County Limerick

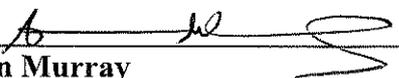
**Planning Reference No. 18/8002**

  
\_\_\_\_\_  
**Darragh Ryan**  
Assistant 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: 14<sup>th</sup> May 2018**

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- **Conclusion**
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- **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).

- **Description of the nature and extent of the proposed development**

The proposed development is located at Bank Place in the center of Hospital on lands zoned *Residential Development Area Phase 1* in the Hospital Local Area Plan 2012 - 2018.

The proposed development includes for the construction of:

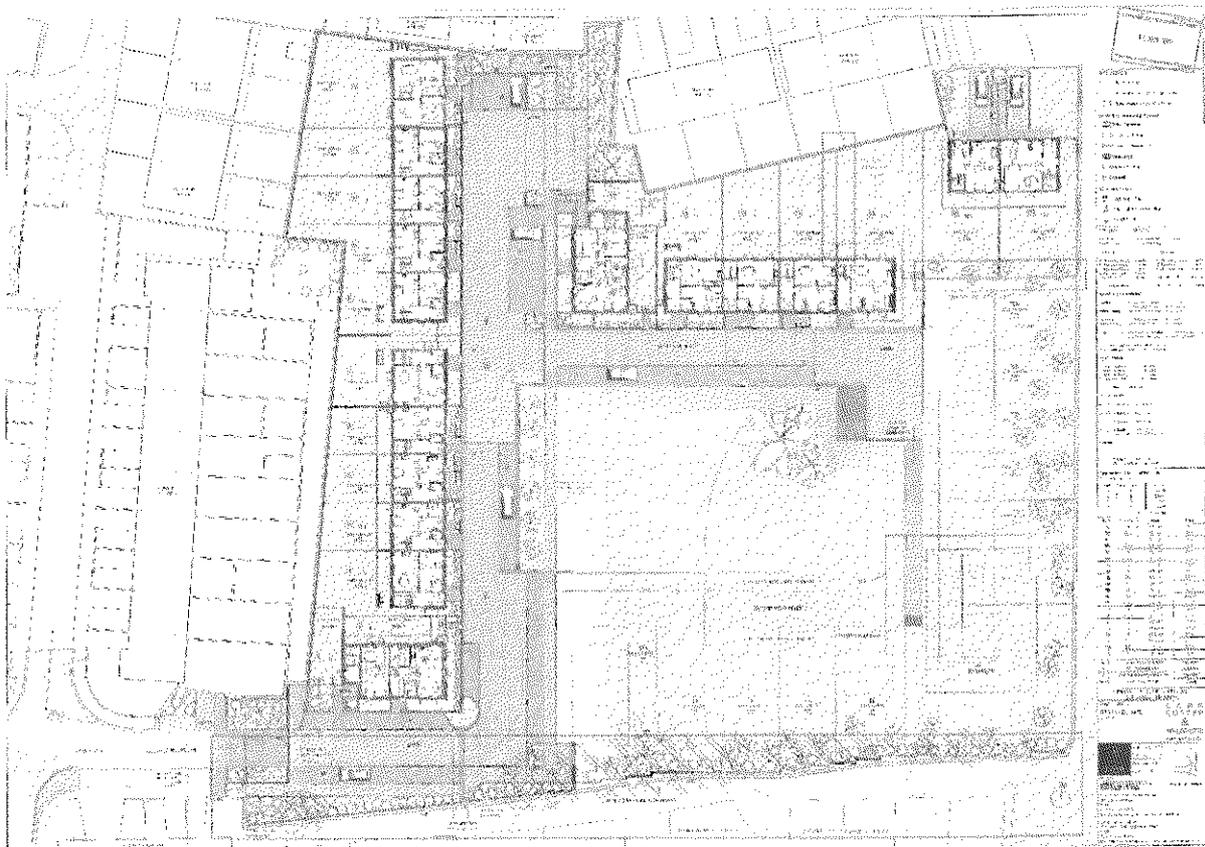
- (i) construction of 20 No. 2-storey residential units comprising
- (ii) 7 No. 3 bed,
- (iii) 8 No. 2 bed,
- (iv) 1 No. 4 bed
- (v) 4 No. 2 bed apartments (in 2 No. 2-storey buildings).

The development will generally have vehicular access from Bank Place and pedestrian through-access to Glenview Drive; two units will have vehicular access from Glenview Drive only.

The site measures 0.8535ha. in area.



Site location



*Proposed layout*

The proposed development is located on zoned lands and provides for 2 terraces of 5 dwellings, to the west of the site and 1 terrace of 4 houses to the north of the site. Two semi-detached houses with direct access onto Glenview Drive are proposed for the north of the site. 4 number two bedroom apartments/ older person accommodation in the South and center of the site are proposed. The layout provides for 31 no. car parking spaces to accommodate the development. The site is a green field development surrounded by houses to the north, south & west with industrial to the east. The proposed site is easily accessible to the village of Hospital with vehicle access through Glenview drive and existing pedestrian access through Bank place. The design approach reflects a modern design of high quality low maintenance finishes providing a positive contrast to the mature residential housing to the West.



The scheme provides for four different house types as follows

House Type	No of units	Format	No of levels	Floor Area
A	7	5 Person	2	103.69sqm
B	8	3 person	2	88.42sqm
C	1	6 person	2	128.41sqm
D	2	3 person	1	77.93sqm 104.25sqm

The plans and particulars went on public display from 15<sup>th</sup> March 2018 to 12<sup>th</sup> April 2018. Submissions and observations had to be submitted by 26<sup>th</sup> April 2018.

- 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 therefore consistent with the overall zoning. The design and layout addresses the limitation of the site, 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.

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

## **Hospital Local Area Plan 2012-2018**

### **Strategic Policy for Housing**

#### **Policy H 1**

It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Hospital 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: Residential density, design, mix and phasing**

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.

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 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 H3

Consider on their merits for proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements.

### Objective H4: 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.

### 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>	<p><i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i></p> <p>Name of sites: <i>Lower river Shannon Sac site.</i></p>	No
<b>2</b>	<b>Impacts on terrestrial habitats and species.-see area</b>	<p><i>Is the development within 1km of a SAC site with</i></p>	No

	<b>and disturbance/displacement effects above.</b>	<i>terrestrial based habitats or species?</i> Name of site:	
<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 cliffs</i> Name of site:	No
<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

- **Submissions with respect to the proposed development**

A total of 4 no. written submissions/observations were received and are listed below:

<b>LIST OF SUBMISSIONS RECEIVED</b>		
<b>SUB REF</b>	<b>FROM</b>	
(1)	Triona Leahy, Executive Engineer, Fire & Emergency Services, Limerick City & County Council .	Received 18/04/2018
(2)	Dermot Lambe, Environmental Services, Limerick City & County Council	Received 03/05/2018
(3)	Yvonne Nolan, Department of Culture, Heritage and the Gaeltacht.	Received 25/04/2018
(4)	Anne Goggin, Physical Directorate, Limerick City & County Council	Received 09/05/2018

**SUB (1)**

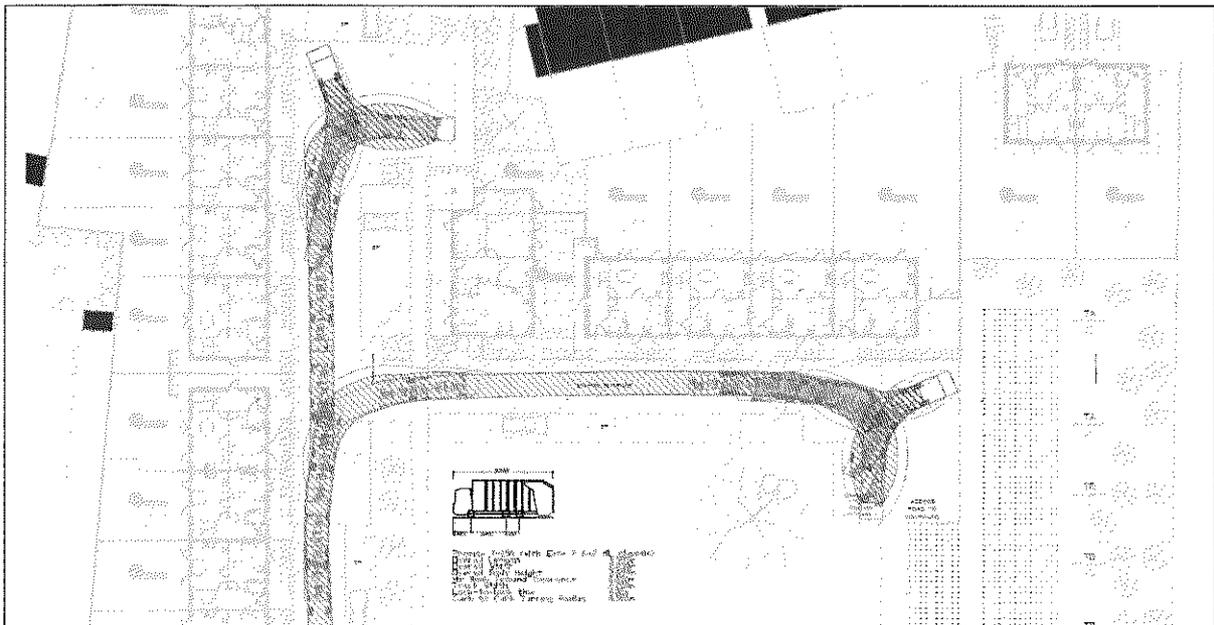
**Triona Leahy,  
Executive Engineer,  
Fire & Emergency Services, LCCC**

**Submission description:**

- (1) The submission queries compliance of the cul-de-sac layout with turning requirements defined within the An Foras Forbaththa publication 'Recommendations for Site Development Works For Housing Areas'.
- (2) The submission reiterates the requirement for the location of hydrants no further than 46m from any house.

**Design & Delivery Services comments:**

- (1) An autotrack exercise has been completed on the cul-de-sac layout to verify the accessibility and manoeuvring requirements for larger vehicles.



(2) Hydrant installations can be facilitated within 46m of all houses  
 It is recommended that actions are attached to any decision for the development in relation to items / requirements raised by Fire & Emergency Services.

**Planning Authority Comment:**

Noted and appropriate action to apply.

**SUB (2)**

**Dermot Lambe,  
 Executive Engineer,  
 Environmental Services, LCCC**

**Submission description:**

The submission proposes the application of a condition requiring prior to initiating any works, the submission, of an agreed site specific Waste Management Plan to the Planning & Environmental Services.

**Design & Delivery Services comments:**

It is recommended that actions are attached to any decision for the development in relation to items / requirements raised by Environmental Services.

**Planning Authority Comment:**

Noted appropriate action to apply

**SUB (3)**

**Yvonne Nolan,  
 Department of Culture, Heritage and the Gaeltacht**

**Submission description:**

Comments from the Department of Culture, Heritage and the Gaeltacht –seeking archaeological monitoring as part of development works

**Response to Department of Culture, Heritage and the Gaeltacht prepared by Sarah McCutcheon, Executive Archaeologist, LCCC:**

Limerick City & County Council propose to construct 20 two-storey residential units on lands in the environs of Hospital. An archaeological assessment of the site and its environs was carried out on behalf of the Local Authority by John Cronin and Associates in 2016. The report recommended that mitigation should consist of licensed archaeological monitoring preferably in advance of the main construction phase. Previous works by Limerick County Council on the adjoining site to the north were archaeologically monitored. Nothing earlier than post medieval (a gully and 2 field boundaries) was recorded.

The site is large in scale, 1.015ha/2.508acres. Hospital is a medieval settlement and there is a range of prehistoric and medieval sites in the environs. The Department of Culture, Heritage & the Gaeltacht have recommended that the Archaeological Impact Assessment should include advance test trenching. Limerick City & County Council will proceed with archaeological test trenching. Test trenching by its nature is a sample. If the results of the test trenching are negative, licensed archaeological monitoring will be carried out during all ground disturbance associated with the development.

**Comments from Design & Delivery Service :**

It is recommended that actions are attached to any decision for the development in relation to items / requirements raised by the Department of Culture, Heritage and the Gaeltacht.

**Planning Authority Comment:**

Noted and appropriate action to apply.

**SUB (4)**

**Anne Goggin,  
Senior Executive Engineer,  
Physical Development Directorate**

**Submission description:**

In view of the fact that:

- The Tier 2 assessment has not yet been completed in respect of the proposed on site waste water treatment system;
- There is no guarantee that the site will pass this assessment;
- There is no regulatory mechanism in place for a system such as this

It is recommended that a number of conditions to be attached to protect public health and the environment:

**Planning Authority Comment:**

Noted and appropriate action to apply

- **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 *Hospital Local Area Plan 2012-2018*, and is therefore acceptable and in accordance with the proper planning and sustainable development of the area.

- **Action taken by Local Authority**

It is proposed to proceed with the development in accordance with the information submitted on file dated the 15<sup>th</sup> March 2018, 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 15<sup>th</sup> March 2018 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. Prior to the commencement of any development on site, a Tier 2 assessment in accordance with "*Guidance on Authorisation of Discharges to Groundwaters*" (EPA 2011) shall be completed and submitted for the written agreement of the Planning Authority . This assessment shall investigate, inter alia:
  - The permeability of the upper layers of the bedrock underlying the proposed percolation area.
  - The clearance between the water table and the top of bedrock
  - The infiltration capacity of the soil/subsoil and size of the infiltration area required.

No development shall take place on the site unless the results of this assessment show, to the satisfaction of the Planning Authority that the site is suitable for the treatment and disposal of sewage from the development without creating a risk to public health or the environment, unless alternative arrangements have been submitted for the written agreement of the Planning Authority.

Reason: In the interest of public health.

3. a. Detailed construction quality drawings of the proposed treatment system and infiltration area shall be produced and submitted for the written agreement of the Planning Authority. These shall include appropriate cross sections.
- b. A contract for the management, operation and maintenance of the wastewater treatment system shall be entered into with an appropriate service supplier and kept in place at all times. This contract shall include minimum response times in the event of systems failures. The full scope of the contract shall be submitted for the written agreement of the Planning Authority
- c. The Waste Water Treatment system shall be equipped with a telemetry system which shall notify the service provider and the relevant section of the Council when there is a failure of any element of the system.

Reason: In the interest of public health

4. a. Appropriate sampling chambers shall be provided which shall allow grab samples of the secondary and tertiary treated effluent to be taken for analysis.
- b. Quarterly samples of the secondary and tertiary treated effluent shall be taken and analysed for the following parameters:
  - Biochemical Oxygen Demand
  - Suspended Solids
  - Ammonia
  - Total Phosphorus

The results shall be submitted to the Planning Authority.

- c. The results of the analysis shall comply with the following:

Parameter	Secondary Treated Effluent	Tertiary Treated Effluent
BOD mg/l	≤20	≤5
SS mg/l	≤30	≤6
NH4 as N mg/l	≤20	≤5
Total P mg/l	No limit, measurement only required.	No limit, measurement only required

In the event that the results fail to comply with the limits specified, a remediation programme shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of public health.

5. The development shall be connected to the Irish Water Waste Water Treatment plant serving Hospital town once capacity is available within that treatment plant. The on site treatment system shall be decommissioned and removed from the site following connection to the Irish Water Plant.

Reason: In the interest of public health and sustainable development

6. 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

7. 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.

8. 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

9. 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.

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

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

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

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

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

12. 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.

Mechanical machinery systems shall not produce clearly audible tonal noises at night-time (22:00 to 08:00hrs) when assessed from the nearest noise sensitive location.

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

13. 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

14. 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.

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

15. 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

16. 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

17. 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

18. 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. 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

19. 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:

- a. The public lighting shall be erected and operational prior to the making available for occupation of any house;

- b. Light stands shall not be located near tree stands;
- c. Energy efficient LEDs shall be used and light and switch types shall be agreed.

Reason: In the interest of public safety

20. Footpaths shall be dished at all road junctions.

Reason: To facilitate access for all in the interest of proper planning and development of the area

21. 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

22. 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. 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 interests of public safety and residential amenity

23. 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

24. Prior to the commencement of development the applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist shall carry out any relevant documentary research and inspect the site. A programme of test excavation should be carried out at locations chosen by the archaeologist and licensed under the National Monuments Acts 1930-2004

- a. 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.
- b. 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