



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

Design and Delivery Services,
Limerick City and County Council,
Corporate Headquarters,
Merchants Quay,
Limerick

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13th June 2018

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

Re: Part VIII Planning Report for a housing development of 5 residential units at St Patrick's Villas,
Stradbally North, Castleconnell, Co Limerick.

A Chomhairleoir, a chara,

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

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

Mise le meas,


for _____

GORDON DALY

DIRECTOR OF SERVICES

SERVICE OPERATIONS DIRECTORATE

Encl

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

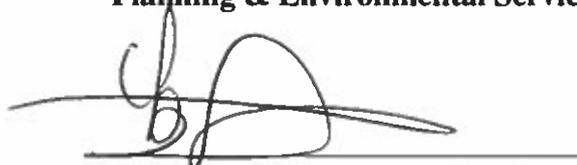
Re: Permission for (i) provision of 4 no. residential units (3 no. 3 bedroom houses and 1 no. 4 bedroom house (universally accessible unit), (ii) hard landscaping including replacement of existing footpaths, new entranceways, boundary treatments and boundary walls, (iii) upgrading and re-routing of foul sewers and surface water drainage and (iv) all associated site works

At: St. Patrick's Villas, Stradbally North, Castleconnell, Co. Limerick

Planning Reference No. 18/8003



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



**Stephane Duclot
A/Senior Planner,
Planning & Environmental Services**

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: 15 June 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 located to the south of Castleconnell Village on lands zoned *Existing Residential* in the Castleconnell Local Area Plan 2013 - 2019.

The proposed development includes for the construction of:

- (i) Provision of 4 no. residential units (3 no. 3 bedroom houses and 1 no. 4 bedroom house (universally accessible unit),
- (ii) Hard landscaping including replacement of existing footpaths, new entranceways, boundary treatments and boundary walls,
- (iii) Upgrading and re-routing of foul sewers and surface water drainage and
- (iv) all associated site works

The site measures 0.15ha. in area.



Site location



Proposed layout

The current application is located on zoned lands and provides for a terrace of 4 dwellings. The layout provides for 2 no. car parking spaces for each unit. The site is, easily accessible to the village centre to the north. The design approach is similar to the existing dwellings to the west.

The plans and particulars went on public display from 16th April 2018 to 15th May 2018. Submissions and observations had to be submitted by 30th May 2018.

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

The proposed development provides for residential development on lands zoned for residential use and is consistent with the overall zoning for the site and the Castleconnell Local Area Plan. The proposal 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.

Castleconnell Local Area Plan 2015-2021

Strategic Policy for Housing

Policy H1

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

Policy H 2

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

4.2 Residential density, design, mix and phasing

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

Objective H1: New Housing

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

Objective H2: Residential density, design, mix and phasing

It is an objective of the Council to:

- a) Ensure that proposals for residential development are planned coherently through the use of design briefs, masterplans for larger landholdings where proposals involve the partial development of landholdings if appropriate, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.
- b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.
- c) Require an average gross density of 22 units to the hectare on 'New Residential' zoned sites within the plan area.
- d) Ensure that the density of housing in any one location is appropriate to the housing type.
- e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.
- g) Ensure development of residential land in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed and when 4ha of the total proposed open space (50% of which will be active open space) is provided and ready for use within the village. Similarly Phase 3 lands will only be permitted on the completion of 50% of development in phase 2 and 8ha of the total proposed open space (50% of which will be active open space) is provided and ready for use within the village. This will be monitored throughout the plan period.

Objective H6: Social Housing and Joint Housing Strategy

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

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

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

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

3.1 Habitats Directive Project Screening Assessment

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

<p>Construction Phase: Yes – Residential</p> <p>Are effects significant? Yes</p> <p>Are substantial works required: Yes</p> <p>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? Yes</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

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> Name of sites: <i>Lower river Shannon Sac site.</i>	Yes
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:	Yes
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:</i>	Yes

		<i>Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i> Name of site: <i>Lower river Shannon Sac site</i>	
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site: No 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

Conclusion

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

3.2 Land Acquisition

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

4.0 Submissions with respect to the proposed development

A total of 3 no. written submissions/observations were received and are listed below:

LIST OF SUBMISSIONS RECEIVED		
SUB REF	FROM	
(A)	Mark Kelleher	Received 12/05/2018
(B)	Irish Water	Received 16/04/2018
(C)	Operations & Maintenance, Central Services, Limerick City and County Council	Received 05/06/2018

SUB (A) Mark Kelleher

Submission description:

Submission received by Mark Kelleher on the 12th May, 2018.

Submission Summary:

1. Unable to locate planning documentation of the LCCC Website.
2. Bad condition of roads and footpaths leading in and out of Castleconnell.
3. The green space in the area is only cut once a month or less.
4. There are unused houses and businesses all over the area which are unsightly.
5. there will be months of blocked roads getting damaged by large vehicles going in and out of the site along with pollution of the land from the building, months of noise pollution and the inability for residents who drive and walk along Belmont road to do so without having to breath in air pollution from site plant.
6. The area is already polluted since the building of Castle Rock estate.
7. The money being spent on the building of the houses could be used to make the area safer and better to live in.

Design and Delivery Comments:

1. All documents are on public display in Dooradoyle and Merchants Quay.
2. Item Noted
3. Item Noted
4. Item Noted
5. Traffic management plans will be implemented to ensure minimal disruption to the local community. All site vehicles must conform to current Pollution and noise acts.
6. Item Noted
7. Funding used for the construction of the proposed units is received from the Department of housing. LCCC are unable to use this funding for any other propose other than the construction of the units.

Planning Authority Comments:

Noted and actions to be attached

SUB (B) Irish Water (IW)

Submission description:

The Irish Water submission received on the 16th of April 2018.

Submission Summary:

General Observations:

1. Applicant to comply with all conditions as specified by IW.
2. Applicant to sign connection agreement to connect to public water/wastewater network
3. IW notes proposed connections will be subject to the constraints of IW CAPITAL Investment programme.
4. IW notes requirements of section 104 of 2007 Water Services Act,
5. IW will be contacted in relation to watermains and foul, LCCC to be contacted in relation to surface water prior to works commencing.
6. IW notes the integrity, operation and access to their network shall not be compromised by the proposed development
7. IW notes the proposed development should not adversely affect the operation of the sewer & water main system of the neighbouring properties
8. IW notes all works to be in accordance with IW Technical Documentation.

Water Supply

- 1 IW notes specifics in relation to individual connections and meters to individual dwellings, and notes access to water meter to be accessed in public areas.
- 2 IW notes requirements of pressure tests and certification of same.
- 3 IW notes that all elements of the watermain installed as per IW specification
- 4 IW notes that HDPE or ductile iron to be used for the watermain
- 5 IW notes that all valves are to be anti-clockwise close
- 6 IW notes that sluice valves are to be added to the watermain
- 7 IW notes requirements for bulk flow water meter in development with a demand that exceeds 20m³ per day.
- 8 IW require as built drawings prior to occupation of the unit.

Foul Sewerage

- 1 IW notes that each unit shall have their own 100mm service connection with inspection manhole.
- 2 IW note the requirement for a 5m right of way or as agreed with IW.
- 3 IW notes that all gullies are to be trapped.
- 4 IW notes the Applicants Engineer shall ensure suitable ground conditions.
- 5 IW notes the details of certification by the Applicants Engineer on completion of the works.
- 6 IW notes their requirements in relation to CCTV survey and condition reports
- 7 IW notes details in relation to sealed manhole covers
- 8 IW note that no surface water shall enter the foul system.

Design and Delivery Comments:

General:

- 1) Item noted.
- 2) Item noted.
- 3) Item noted.
- 4) Item noted.
- 5) Item noted.

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

Water Supply:

- 1) Item noted.
- 2) Item noted.
- 3) Item noted.
- 4) Item noted.
- 5) Item noted.
- 6) Item noted.
- 7) Item noted.
- 8) Item noted.

Foul Water Supply:

- 1) Item noted.
- 2) Item noted.
- 3) Item noted.
- 4) Item noted.
- 5) Item noted.
- 6) Item noted.
- 7) Item noted.
- 8) Item noted.

Planning Authority Comments:

Noted and actions to be attached

**SUB (C) Operations & Maintenance, Central Services,
Limerick City and County Council**

Submission description:

Submission received from Operations & Maintenance, Central Services, on the 05th June, 2018.

Submission Summary:

- An existing surface water pipe is to be diverted as part of the works the new pipe should be a minimum diameter of 225mm. The construction methodology of this diversion should be agreed with the Roads Area Engineer.
- Confirm proposed wayleave details for storm sewer.
- The proposed surface water network to serve the proposed units includes a petrol interceptor, flow control device and attenuation tank. The pipework should be a minimum diameter of 225mm, the flow control device set to 4/l/s/ha. Hydraulic analysis should be provided for 1/30 year and 1/100 year.
- Confirm the function of the Aco Channel. Is this the most appropriate type of carrier drain to be used in the back gardens of the proposed units.

- A speed ramp should be located on the L5120 to the east of the proposed development.
- The proposed boundary treatments of the units should not compromise the visibility from the proposed driveways
- The existing Public Lighting is to be altered prior to construction the design of this should be agreed with Kieran Ryan, Central Services, Operations & Maintenance.

Design and Delivery Comments:

- Item Noted

Planning Authority Comments:

Noted and actions to be attached

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 *Castleconnell Local Area Plan 2013-2019*, and is therefore acceptable and in accordance with the proper planning and sustainable development of the area.

6.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the information submitted on file dated the 16th April 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 16/04/2017 except as may otherwise be required in order to comply with the following actions.

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

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

Reason: In the interest of orderly development and visual amenity

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

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

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

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

5. Where it is proposed to connect to a public water/wastewater network operated by Irish Water, a connection agreement with Irish Water shall be signed prior to the commencement of any development on site and adhere to the standards and conditions set out in that agreement. All aspects of the development shall comply with the details set out in the Irish Water Report on file dated 16/04/18.

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

6. 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

7. 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

8.
 - a. Equivalent sound levels arising from all sources within the proposed development, when measured at the boundary of noise sensitive locations (i.e. dwelling houses) shall not exceed a level of 55 dB (A) L_{Ar} (60 minutes)

between 0800 hours and 2000 hours Monday to Friday and 0800 hours and 1400 hours on Saturday. Noise levels shall not exceed 45dB (A) $L_{A,T}$ (15 minutes) at any other time.

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

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

9. 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

10. (a) Prior to the commencement of any development on site the Applicant shall submit plans and elevations for all boundary treatments proposed on site to include front of dwelling and rear divisional boundaries for written agreement of the Planning Authority. Details to include materials and finishes. The proposed boundary treatments of the units shall not compromise the visibility from the proposed driveways.

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

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

11. 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

12. 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

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

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

Reason: In the interest of proper planning and orderly development

14. Prior to commencement of development on site the Applicant shall submit a detailed public lighting scheme for written agreement of the Planning Authority to include the following information:
- (i) The public lighting shall be erected and operational prior to the making available for occupation of any house;
 - (ii) Light stands shall not be located near tree stands;
 - (iii) Energy efficient LEDs shall be used and light and switch types shall be agreed.

Reason: In the interest of public safety

15. A new public footpath shall be provided over the full frontage of the proposed development. 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

16. Prior to commencement of development, the developer shall submit for the written agreement with the Planning Authority details/proposals for traffic calming measures to be implemented on the public road L5120 to the east of the development.

Reason: In the interest of traffic and pedestrian safety

17. Prior to commencement of development, the developer shall submit the following for the written agreement with the Planning Authority

- (a) The proposed new diverted surface water pipe shall be a minimum diameter of 225mm. The construction methodology of the diversion shall be agreed with the Roads Area Engineer.
- (b) Details of proposed wayleave details for storm sewer to be submitted.
- (c) The proposed surface water network shall be a minimum diameter of 225mm, the flow control device set to 4/l/s/ha. Hydraulic analysis shall be provided for 1/30 year and 1/100 year.
- (d) Details and function of the Aco Channel to be submitted.

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

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

Reason- In the interests of public safety and residential amenity

19. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning & Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes

arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:

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

Reason: In the interests of public safety and residential amenity