



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

EIRCODE V94 EH90

t: +353 (0) 61 557 180

13th June 2018

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

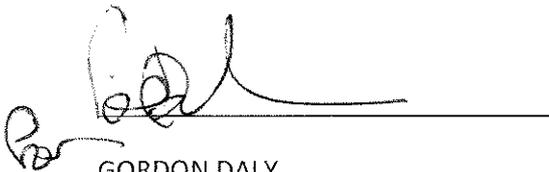
Re: Part VIII Planning Report for a housing development of 5 residential units at Sexton Street North (2 units) & Quarry Road (3 units), Limerick.

A Chomhairleoir, a chara,

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

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

Mise le meas,



GORDON DALY

DIRECTOR OF SERVICES

SERVICE OPERATIONS DIRECTORATE

Encl

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

Re: Permission for the following:

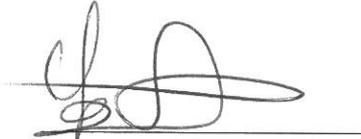
- (a) Provision of 5 no. residential units (3 no. 2 bedroom houses and 2 no. 3 bedroom houses);
- (b) Hard landscaping including realignment of the existing kerbline on quarry road, replacement of existing footpaths, boundary treatments and boundary walls;
- (c) Upgrading and re-routing of foul sewers and surface water drainage;
- (d) All associated site works.

At: DeValara Park, Sexton Street North (2 units), Quarry Road (3 units), Limerick.

Planning Reference No. 18/8004



**Donogh O'Donoghue
A/Senior Executive Planner**



**Stephane Duclot
A/Senior Planner**

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: 13/6/18.

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 & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

The proposed works will be carried out at DeValara Park, Sexton Street North (2 units), Quarry Road (3 units), Limerick.. Four of the sites are currently green area buffers within the existing residential development and one is a hard surfaced area for car parking.

Under this planning application the Applicant, Design & Delivery Services, Limerick City & County Council proposes the following:

- (a) Provision of 5 no. residential units (3 no. 2 bedroom houses and 2 no. 3 bedroom houses);
- (b) Hard landscaping including realignment of the existing kerbline on quarry road, replacement of existing footpaths, boundary treatments and boundary walls;
- (c) Upgrading and re-routing of foul sewers and surface water drainage;
- (d) All associated site works.

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.

Site location



Site Layout



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

Limerick City Development Plan 2010 – 2016*

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

- Map 1 - Land Use Zoning – the site is identified for 2A Residential Land Use.
- Map 6 – Parking Zone – Zone 3

Policy H.2

It is the policy of Limerick City Council* to ensure that sufficient land is zoned to meet the housing requirements of the City over the lifetime of the Plan.

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.*

3.1 Habitats Directive Project Screening Assessment

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

<p>Construction Phase: Yes</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? No</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: Are effects significant? No</p>
--	--

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: <i>Lower river Shannon Sac site</i>	Yes
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal</i>	Yes

		<p><i>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></p> <p>Name of site: <i>Lower river Shannon Sac site</i></p>	
4	Impacts on birds in SPAs-	<p><i>Is the development within 1km of a Special Protection Area</i></p> <p>Name of site: No site</p>	Yes
5	Cumulative effects	<p>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:</p>	<p>An AA Screening was submitted on file – No cumulative effects identified</p>

An Appropriate Assessment Screening Report was submitted as part of this application prepared by Openfield Ecological Services.

The development therefore has been subject to 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).

3.3 Land Acquisition

Limerick City & County Council is the owner of the site.

3.4 Conclusion

Actions attached as per the information submitted on file.

4.0 Submissions with respect to the proposed development

A total of 62 No. written submissions/observations was received and are listed below:

No.	Name	Address	Date
1	Fire Department	LCCC Fire Department	01/05/2018
2	Irish Water		16/04/2018
3	Martin Rainsford	16 Quarry Rd	17/05/2018
4	Jerry & Breda Clohessy	12 DeValera Park	17/05/2018
5	Elizabeth Carroll	19 DeValera Park	17/05/2018
6	Ann Power	53 DeValera Park	17/05/2018
7	John Marshall	4 Altimira Terrace	17/05/2018

8	James Healy	63 DeValera Park	17/05/2018
9	Ann & Tony Sheehan	22 DeValera Park	17/05/2018
10	Susie Hayes	6 DeValera Park	17/05/2018
11	Michael Stackpool	28 DeValera Park	17/05/2018
12	Anthony Buckley	30 DeValera Park	22/05/2018
13	Michael Cronin	80 Quarry Rd	22/05/2018
14	Patrick Hayes	70 DeValera Park	22/05/2018
15	Patrick Hynan	74 DeValera Park	22/05/2018
16	Richard Hanrahan	78 Quarry Rd	22/05/2018
17	Rose Joyce	14 DeValera Park	22/05/2018
18	Tanya Dunworth	15 DeValera Park	22/05/2018
19	Tony Putil	51 Ballynanty Rd	22/05/2018
20	Caroline Quinlivan	64 DeValera Park	22/05/2018
21	Charlotte Birmingham	75 DeValera Park	22/05/2018
22	David Nolan	8 O'Loughlin Ave	22/05/2018
23	Edward King	13 DeValera Park	22/05/2018
24	Gerard Ryan	67 DeValera Park	22/05/2018
25	Gertie Coonerty	54 DeValera Park	22/05/2018
26	James Gibson	14 Priory Park Clancy Strand	22/05/2018
27	John Butler	72 DeValera Park	22/05/2018
28	Angela Gleeson	77 Quarry Rd Thomondgate	29/05/2018
29	Annette Ryan	66 DeValera Park Thomondgate	29/05/2018
30	Annie Joyce	79 Quarry Rd Thomondgate	29/05/2018
31	Brian O'Connor	63 de Valera Park Thomondgate	30/05/2018
32	Bridget Quinlivan	27 Paicr DeValera Thomondgate	29/05/2018
33	D`Arcy Killian	32 Glenside, Annacotty.	22/05/2018
34	Donal Maher	52 De Valera Park Thomondgate	30/05/2018
35	Gerard McCarthy	Anneville Sexton St Nt	29/05/2018
36	Helen O'Donovan	45 De Valera Park Sexton Street North	30/05/2018
37	Jackie Ryan	10 DeValera Pk Thomondgate	30/05/2018
38	John Sheehan	31 DeValera Park Thomondgate	22/05/2018
39	John Toomey	58 DeValera Park Thomond Gate	29/05/2018
40	Laura Cronin	61 DeValera Park Thomondgate	29/05/2018
41	Lena Davis	33 DeValera Park Thomondgate	30/05/2018
42	Leo Cronin	3 Brown's Quay Thomondgate	29/05/2018
43	Loretta O'Halloran	51 De Valera Park Thomondgate	30/05/2018
44	Margaret Duhig	29 DeValera Park Thomondgate	29/05/2018
45	Mary Meehan	68 De Valera Park Thomond Gate	29/05/2018
46	Mary O'Byrne	23 De Valera Park Thomondgate	29/05/2018
47	Mary O'Halloran	46 DeValera Park Thomondgate	30/05/2018
48	Mary Rattigan	57 De Valera Park Thomondgate	22/05/2018
49	Mary Sheehan	56 DeValera Park Thomondgate	30/05/2018
50	Michael Graham	49 De Valera Park, Thomondgate	30/05/2018
51	Michael Naughton	18 De Valera Park, Thomondgate.	30/05/2018
52	Niall Morgan	65 DeValera Park	29/05/2018
53	Paddy Bennis	55 De Valera Park Thomondgate	29/05/2018

54	Pat & Patsy Noylon	11 De Velara Park Thomondgate	29/05/2018
55	Patricia Collins	74 Quarry Road Thomondgate	29/05/2018
56	Patricia O'Dwyer	8 Devalera Park Thomondgate	30/05/2018
57	Patrick Ryan	42 De Valera Park Thomondgate	30/05/2018
58	John & Sara Jane Kelly	75 Quarry Road, Thomondgate	29/05/2018
59	Theresa Hayes	43 Devalera Park Thomondgate	30/05/2018
60	Thomondgate Residents Association	59 Canon Breen Park Thomondgate	30/05/2018
61	Environmental Dept	LCCC	07/06/2018
62	Roads Dept	LCCC	07/06/2018

Submissions: PI Ref. 18/8004

SUB (1) Fire Department

Submission description:

Submission received by LCCC Fire Department on the 1st May, 2018.

Submission Summary:

1. All house types to comply with Fire Safety Dwelling Houses (Vol 2), Part B of the Building Regulations.

(See Appendix A)

Design and Delivery Comments:

1. Item Noted

Planning Authorities Comments:

Noted

SUB (2) 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 notes all works to be in accordance with IW Technical Documentation.
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 the details of certification by the Applicants Engineer on completion of the works.

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 that any existing lead pipes shall be replaced from the public main to the property.

Foul Sewerage

- 1 IW notes that each unit shall have their own 100mm service connection with inspection manhole.
- 2 IW notes that all gullies are to be trapped.
- 3 IW notes the Applicants Engineer shall ensure suitable ground conditions.
- 4 IW notes the details of certification by the Applicants Engineer on completion of the works.
- 5 IW notes details in relation to sealed manhole covers

(See Appendix B)

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.

Foul Water Supply:

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

Planning Authorities Comments:

Appropriate Actions to be attached

SUB (3) Martin Rainsford**Submission description:**

Submission received by Mr Martin Rainsford, 16 Quarry Rd, Limerick, on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix C)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal

opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
4. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.
5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the “Private Open Space” section it states – *“There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers”*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (4) Jerry & Breda Clohessy

Submission description:

Submission received by Jerry & Breda Clohessy, 12 DeValera Park, on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
 2. Overshadowing
 3. Noise Disturbances and storage during construction
 4. Road access and adequacy of parking, turning and loading
 5. Privacy
 6. Passive or natural Surveillance
 7. Alternative Locations
- (See Appendix D)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,
 - Sites K & J on the south side of the existing
 - Sites E & F on the east side of the existing and
 - Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
4. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the “Private Open Space” section it states – *“There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers”*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (5) Elizabeth Carroll

Submission description:

Submission received by Elizabeth Carroll, 19 DeValera Park, Limerick on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix E)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
4. The scale of the proposal is minor in an existing estate, and will not impact on access,

parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authority Comments:

Appropriate actions to be attached

SUB (6) Ann Power

Submission description:

Submission received by Ann Power, 53 DeValera Park, Limerick on the 17th May, 2018.

Submission Summary:

Detrimental impact upon residential amenities

1. Overshadowing
2. Noise Disturbances and storage during construction
3. Road access and adequacy of parking, turning and loading
4. Privacy

5. Passive or natural Surveillance
6. Alternative Locations
(See Appendix F)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
3. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.
4. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the

submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

5. The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.
6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (7) John Marshall

Submission description:

Submission received by John Marshall, 4 Altimira Terrace, Limerick on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix G)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
3. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.
4. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

5. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

6. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (8) James Healy

Submission description:

Submission received by James Healy, 63 DeValera Park, Limerick on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix H)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match

the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
4. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.
5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would

provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (9) Ann & Tony Sheehan

Submission description:

Submission received by Ann & Tony Sheehan, 22 DeValera Park, Limerick on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix I)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street

North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with

obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (10) Susie Hayes,

Submission description:

Submission received by Susie Hayes, 6 DeValera Park, Limerick on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
 2. Overshadowing
 3. Noise Disturbances and storage during construction
 4. Road access and adequacy of parking, turning and loading
 5. Privacy
 6. Passive or natural Surveillance
 7. Alternative Locations
- (See Appendix J)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus

providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,
 - Sites K & J on the south side of the existing
 - Sites E & F on the east side of the existing and
 - Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.
4. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.
5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (11) Micheal Stackpool,

Submission description:

Submission received by Micheal Stackpool, 28 DeValera Park, on the 17th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix K)

Design and Delivery Comments:

1. The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social

behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than

22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.
7. This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (12) Anthony Buckley

Submission description:

Submission received by Micheal Stackpool, 28 DeValera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix L)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to

blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (13) Micheal Cronin,

Submission description:

Submission received by Micheal Cronin, 80 Quarry Rd. Limerick.on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix M)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (14) Patrick Hayes,

Submission description:

Submission received by Patrick Hayes, 70 DeValera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix N)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than

22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (15) Patrick Hynan,

Submission description:

Submission received by Patrick Hynan, 74 DeValera Park.. Limerick.on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
 2. Overshadowing
 3. Noise Disturbances and storage during construction
 4. Road access and adequacy of parking, turning and loading
 5. Privacy
 6. Passive or natural Surveillance
 7. Alternative Locations
- (See Appendix O)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access,

parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (16) Richard Hanrahan

Submission description:

Submission received by Patrick Hynan, 78 Quarry Road, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix P)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the

scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (17) Rose Joyce

Submission description:

Submission received by Rose Joyce, 14 DeVelara, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix Q)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing

the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is

11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (18) Tanya Dunworth

Submission description:

Submission received by Tanya Dunworth, 15 DeValera park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix R)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (19) Tony Partil

Submission description:

Submission received by Tony Partil, 51 Ballynanty Road, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix S)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing

- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with

obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principle of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (20) Caroline Quinlivan

Submission description:

Submission received by Caroline Quinlivan, 64 DeVelara park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix T)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to

blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (21) Charlotte Birmingham,

Submission description:

Submission received by Charlotte Birmingham, 75 De Valera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction

4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix U)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear

private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (22) David Nolan,

Submission description:

Submission received by David Nolan, No 8 O' Loughlin Ave, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix V)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining*

occupiers”

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (23) Edward King,

Submission description:

Submission received by Edward King, 13 DeVelara Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix W)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be

required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (24) Gerard Ryan,

Submission description:

Submission received by Gerard Ryan, 67 DeVelara Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix X)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing

houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is

15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (25) Gertie Coonerty,,

Submission description:

Submission received by Gertie Coonerty, 54 DeVelara Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix Y)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal

opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north

end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (26) James Gibson,

Submission description:

Submission received by James Gibson, 14 Priory Park, Clancy Strand, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix Z)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to

mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (27) John Butler,

Submission description:

Submission received by John Butler, 72 DeValera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations
(See Appendix AA)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing

terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with

this aspect of development management. Within the “Private Open Space” section it states – *“There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers”*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (28) Angela Gleeson,

Submission description:

Submission received by Angela Gleeson, 77 Quarry Rd, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy

6. Passive or natural Surveillance

7. Alternative Locations

(See Appendix AB)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space.

There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (29) Annette Ryan,

Submission description:

Submission received by Annette Ryan, 66 Devalera Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AC)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In that instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (30) Annie Joyce,

Submission description:

Submission received by Annie Joyce, 79 Quarry Rd, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AD)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house

adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The principal of passive surveillance is well established in urban planning guidelines. If an external public area is not overlooked, people tend to gather and anti-social activities can develop. The inclusion of new infill housing which orientates towards the road provides passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities. CCTV doesn't act as a deterrent in the same way as it is required to be continually manned and is only useful after the event for gathering necessary evidence.

7. Alternative Locations

There may be alternative sites available within the city, but this area was identified by the local authority as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

By locating the proposed dwellings in these areas, the density of the neighbourhood is being increased in an existing urban location as is the national policy at present and providing much needed housing stock to alleviate the current shortages that exist. In addition, by using these underutilised pockets of space to provide housing this can relieve pressure to provide housing on more high amenity value spaces such as green open spaces which can have a much more pronounced impact for existing residential areas.

Planning Authorities Comments:

Noted

SUB (31) Brian O'Connor,

Submission description:

Submission received by Brian O'Connor, 63 de Valera Park, on the 30th May, 2018.

Submission Summary:

1. Site Notice Contravention
2. Availability of plans and particulars
3. Confirmation with High Court Judgement January 24th 2008.

(See Appendix AE)

Design and Delivery Comments:

1. Plans and particulars have been available for public display throughout the required period.
2. Plans and particulars have been available for public display throughout the required period.
3. Noted

Planning Authorities Comments:

Noted

SUB (32) Bridget Quinlivan,

Submission description:

Submission received by Bridget Quinlivan, 27 Pairc DeValera, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
 2. Overshadowing
 3. Noise Disturbances and storage during construction
 4. Road access and adequacy of parking, turning and loading
 5. Privacy
 6. Passive or natural Surveillance
 7. Alternative Locations
- (See Appendix AF)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus

providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

4. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

5. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The

inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

6. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (33) D`arcy Killian ,

Submission description:

Submission received by D`arcy Killian, 32 Glenside, Annacotty, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
 2. Overshadowing
 3. Noise Disturbances and storage during construction
 4. Road access and adequacy of parking, turning and loading
 5. Privacy
 6. Passive or natural Surveillance
 7. Alternative Locations
- (See Appendix AG)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route

from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The

inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (34) Donal Maher,

Submission description:

Submission received by Donal Maher, 52 DeValera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AH)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route

from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide

passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (35) Gerard McCarthy,

Submission description:

Submission received by Gerard McCarthy, Anneville, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AI)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus

providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact Anneville, Sexton street.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The principal of passive surveillance is well established in urban planning guidelines.

If an external public area is not overlooked, people tend to gather and anti-social activities can develop. The inclusion of new infill housing which orientates towards the road provides passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities. CCTV doesn't act as a deterrent in the same way as it is required to be continually manned and is only useful after the event for gathering necessary evidence.

7. Alternative Locations

There may be alternative sites available within the city, but this area was identified by the local authority as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

By locating the proposed dwellings in these areas, the density of the neighbourhood is being increased in an existing urban location as is the national policy at present and providing much needed housing stock to alleviate the current shortages that exist. In addition, by using these underutilised pockets of space to provide housing this can relieve pressure to provide housing on more high amenity value spaces such as green open spaces which can have a much more pronounced impact for existing residential areas.

Planning Authorities Comments:

Noted and appropriate action to be attached

SUB (36) Helen O'Donovan,

Submission description:

Submission received by Helen O'Donovan, 45 DeValera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AJ)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in

the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (37), Jackie Ryan

Submission description:

Submission received by Jackie Ryan, 10 DeValera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AK)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in

the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (38) John Sheehan,

Submission description:

Submission received by John Sheehan, 31 DeValera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AL)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (39) John Toomey,

Submission description:

Submission received by John Toomey, 58 DeValera Park, on the 23rd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AM)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in

the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (40) Laura Cronin,

Submission description:

Submission received by Laura Cronin, 61 DeValera Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AN)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than

22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (41) Lena Davis,

Submission description:

Submission received by Lena Davis, 33 De Valera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AO)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than

22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (42) Leo Cronin,

Submission description:

Submission received by Leo Cronin, 3 Browns Quay, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AP)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m.

The reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (43) Loretta O`Halloran,

Submission description:

Submission received by Loretta O`Halloran, 51 Devalera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AQ)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is

considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (44) Margaret Duhig,

Submission description:

Submission received by Margaret Duhig, 29 De Velara Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AR)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be

accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The principal of passive surveillance is well established in urban planning guidelines. If an external public area is not overlooked, people tend to gather and anti-social activities can develop. The inclusion of new infill housing which orientates towards the road provides passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities. CCTV doesn't act as a deterrent in the same way as it is required to be continually manned and is only useful after the event for gathering necessary evidence.

7. Alternative Locations

There may be alternative sites available within the city, but this area was identified by the local authority as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

By locating the proposed dwellings in these area, the density of the neighbourhood is being increased in an existing urban location as is the national policy at present and providing much needed housing stock to alleviate the current shortages that exist. In addition, by using these underutilised pockets of space to provide housing this can relieve pressure to provide housing on more high amenity value spaces such as green open spaces which can have a much more pronounced impact for existing residential areas.

Planning Authorities Comments:

Noted

SUB (45) Mary Meehan,

Submission description:

Submission received by Mary Meehan, 68 De Valera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
 2. Overshadowing
 3. Noise Disturbances and storage during construction
 4. Road access and adequacy of parking, turning and loading
 5. Privacy
 6. Passive or natural Surveillance
 7. Alternative Locations
- (See Appendix AS)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison

officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

Submission description:

Submission received by Mary O'Byrne, 23 DeValera Park, on the 28th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AT)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will

mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

Submission description:

Submission received by Mary O'Halloran, 46 De Valera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AU)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will

mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

Submission description:

Submission received by Mary Rattigan, 57 DeValera Park, on the 22nd May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AV)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison

officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (49) Mary Sheehan

Submission description:

Submission received by Mary Sheehan, 56 Devalera Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AW)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be

minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In that instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (50) Michael Graham,

Submission description:

Submission received by Michael Graham, 49 De Valera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AX)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (51) Michael Naughton,

Submission description:

Submission received by Michael Naughton, 18 De Velara Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AY)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (52) Niall Morgan,

Submission description:

Submission received by Niall Morgan, 65 DeValera Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix AZ)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (53) Paddy Bennis,

Submission description:

Submission received by Paddy Bennis, 55 DeValera Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix BA)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (54) Pat and Patsy Noylon,

Submission description:

Submission received by Pat & Patsy Noylon, 11 De Valera Park, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix BB)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (55) Patricia Collins,

Submission description:

Submission received by Patricia Collins, 74 Quarry Road, on the 29th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix BC)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (56) Patricia O'Dwyer,

Submission description:

Submission received by Patricia O'Dwyer, 8 DeValera Park, on the 30th May, 2018.

Submission Summary:

1. Detrimental impact upon residential amenities
2. Overshadowing
3. Noise Disturbances and storage during construction
4. Road access and adequacy of parking, turning and loading
5. Privacy
6. Passive or natural Surveillance
7. Alternative Locations

(See Appendix BD)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (57) Patrick Ryan,

Submission description:

Submission received by Patrick Ryan, 42 DeValera Park, on the 30th May, 2018.

Submission Summary:

8. Detrimental impact upon residential amenities
9. Overshadowing
10. Noise Disturbances and storage during construction
11. Road access and adequacy of parking, turning and loading
12. Privacy
13. Passive or natural Surveillance
14. Alternative Locations

(See Appendix BE)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

It is felt the proposed development of five houses will not have any significant

overshadowing impact on adjoining properties. The new houses are two storeys to match the existing neighbouring dwellings with a similar roof pitch to the existing houses. The new houses are located against the gables of the existing houses, as follows,

- Sites K & J on the south side of the existing
- Sites E & F on the east side of the existing and
- Site L on the west side of the existing house

While recognising that the proposed sites are set within a heavily urban context with existing buildings in close proximity, particular effort has been made to mitigate against any negative impact the proposed development may have with respect to overshadowing. As noted above, the building forms proposed relate closely to the scale and proportion of existing neighbouring properties. In addition, as part of the proposed layout no construction is proposed along a southern garden boundary of immediately adjoining properties to protect the quality of the rear private open space. There is an exception to this at Site F however as the rear garden of the adjoining property is predominantly north facing so the existing property already generates a shadow to this space.

3. Noise Disturbances and storage during construction

The construction works will be managed by the design team so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22m e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The

reduced distance is already established in the estate. In this instance this is considered acceptable.

The “gable” first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The principal of passive surveillance is well established in urban planning guidelines. If an external public area is not overlooked, people tend to gather and anti-social activities can develop. The inclusion of new infill housing which orientates towards the road provides passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities. CCTV doesn't act as a deterrent in the same way as it is required to be continually manned and is only useful after the event for gathering necessary evidence.

7. Alternative Locations

There may be alternative sites available within the city, but this area was identified by the local authority as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

By locating the proposed dwellings in these area, the density of the neighbourhood in being increased in an existing urban location as is the national policy at present and providing much needed housing stock to alleviate the current shortages that exist. In addition, by using these underutilised pockets of space to provide housing this can relieve pressure to provide housing on more high amenity value spaces such as green open spaces which can have a much more pronounced impact for existing residential areas.

Planning Authorities Comments:

Noted

SUB (58) John & Sarah Jane Kelly,

Submission description:

Submission received by John & Sarah Jane Kelly, 75 Quarry Road, on the 29th May, 2018.

Submission Summary:

15. Detrimental impact upon residential amenities
16. Overshadowing
17. Noise Disturbances and storage during construction
18. Road access and adequacy of parking, turning and loading
19. Privacy
20. Passive or natural Surveillance
21. Alternative Locations

(See Appendix BF)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In that instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (59) Theresa Hayes,

Submission description:

Submission received by Theresa Hayes, 43 DeValera Park, on the 30th May, 2018.

Submission Summary:

22. Detrimental impact upon residential amenities
23. Overshadowing
24. Noise Disturbances and storage during construction
25. Road access and adequacy of parking, turning and loading
26. Privacy
27. Passive or natural Surveillance

28. Alternative Locations

(See Appendix BG)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by one main land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In that instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (60) Thomondgate Residents Association,

Submission description:

Submission received by Thomondgate Residents Association, 59 Canon Breen Park, on the 30th May, 2018.

Submission Summary:

29. Detrimental impact upon residential amenities
30. Overshadowing
31. Noise Disturbances and storage during construction
32. Road access and adequacy of parking, turning and loading

- 33. Privacy
- 34. Passive or natural Surveillance
- 35. Alternative Locations

(See Appendix BH)

Design and Delivery Comments:

1. Detrimental impact upon residential amenities

The Limerick City Development Plan 2010-2016 is the statutory Development Plan for the city of Limerick. Under the Plan, the subject site is covered by land use zoning objective, as follows:

2A Residential:

To provide for residential development and associated uses (see Map 1 Land Use Zoning, Appendix 1 of the Limerick City Development Plan 2010-2016)

The lands that have been proposed as part of this development represent an ideal opportunity to provide for increased densities within an existing urban context. The proposed lands are underutilised at present and they are located in a well serviced area in close proximity to a public transport corridor.

The proposed sites are unused public open spaces that are poorly overlooked due to blank gables at the end of the existing adjacent residential blocks. Therefore, through lack of passive surveillance, this area has been affected by pockets of anti-social behaviour. The proposed residential developments terminate the existing terraces, consolidate the blocks and re-orient the internal spaces onto the public realm, thus providing passive surveillance onto the streets. Sexton Street North is a principal route from the City Centre to Thomond Park Rugby Stadium and Limerick Institute of Technology. This proposal seeks to enhance the sense of enclosure to Sexton Street North by creating medium- to high density Interventions at the street edge, increasing the sense of place and urban identity of this busy thoroughfare.

2. Overshadowing

The proposed development will not impact on this property

3. Noise Disturbances and storage during construction

The construction works will be managed so that the impact on residents will be minimised. A site compound will be required and this can be agreed in consultation LCCC and with residents if required. The contractor can be required provide a liaison officer to allow for consultation with existing residents during the works. This will mean that any concerns during construction can be dealt with efficiently.

4. Road access and adequacy of parking, turning and loading

The scale of the proposal is minor in an existing estate, and will not impact on access, parking, turning and loading. The existing roads are not affected except along Quarry Rd which is narrowed to allow for the additional units at sites E & F to be accommodated. Additional parking is provided in the open space at the north end of Quarry Rd. to compensate for the restriction on roadside parking on Quarry rd.

5. Privacy

Part III Development Management of the Limerick City Development deals with this aspect of development management. Within the "Private Open Space" section it states – *"There is currently no minimum length of rear garden but a 20m separation between opposing windows at first floor level and above will normally be required. This may be relaxed if it can be clearly demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjoining occupiers"*

The distances between the houses adjacent to 63 Quarry Rd and 76 Quarry Rd is 11.192m (not 8.65m as quoted in the submission). The distance between the house adjacent to 62 Valera Park and 77-80 Quarry Rd is 16.6m (not 15.13m as quoted in the submission).

This infill scheme is in an existing urban fabric which has distances already less than 22meters e.g. between existing houses 37 & 38 Kileely Court the distance is 15.564m. The reduced distance is already established in the estate. In this instance this is considered acceptable.

The "gable" first floor windows of houses on sites E, F & L can be constructed with obscure glass if necessary to address the privacy issue between units on Quarry Rd.

6. Passive or natural Surveillance

The proposed sites are unused public open spaces that are poorly overlooked. The principal of passive surveillance is well established in urban planning guidelines. The inclusion of new infill housing which orientates towards the road would provide passive surveillance which acts as a deterrent and discourages people to gather and engage in anti-social activities.

7. Alternative Locations

This area was identified as a suitable site for including additional houses. The purpose of the project is to provide additional housing and to provide much needed passive surveillance along the gables of the existing houses.

Planning Authorities Comments:

Appropriate actions to be attached

SUB (61) Environment Section - Limerick City and County Council

Submission description

Submission received by LCCC Environmental Department on the 7th June, 2018

Submission Summary:

Waste Management Plan to be submitted.

Design and Delivery comments:

Item Noted

Planning Authorities comments:

Noted and actions to be attached.

SUB (62) Operations- Roads - Limerick City and County Council

Submission description

Submission received by LCCC Operation Roads Department on the 29th May, 2018

Submission Summary:

Roads

1. Sightlines at all junctions must be provided as per DMURS standards. The designer should assess if existing sightlines are being impeded negatively by the proposed parking spaces and modifications to kerblines.

2. The designer should assess if existing sightlines & turning movements of delivery vehicles in and out of the Enterprise Centre will be impeded negatively by the proposed parking spaces and modifications to kerblines.

3. The location of Stop Lines at junctions should be assessed by the designer due to the modification of kerblines.

4. Where footpaths are being provided the absolute minimum width is 1.8m.

5. The designer should assess the proposed Carriageway widths. The minimum carriageway width is 5m.

6. Parking

It has been the practice for many years in Limerick City Centre to protect the finite number of existing on street car parking spaces to serve the city economy and therefore to ensure that these spaces are not occupied by cars using residential disc parking permits each day. The council has always conditioned new residential developments that the new residents would not have any eligibility for Resident Disc Parking Permits for on-street parking.

This condition also applies to infill development similar to the scheme at Sexton Street North, De Valera Park, & Quarry Road and whilst some on-street parking will be created as part of this development future road upgrade needs may result in the removal of this car parking to facilitate improved bus services or cycle lanes. Therefore there is no guarantee this parking will be available in a few years. Therefore we recommend that the following condition be attached to any planning consent on this site.

" The residents of the new housing units granted as part of their planning permission (Insert Ref No) at Sexton Street North, De Valera Park, & Quarry Road will have no eligibility to apply for Residents Disc Parking Permits for on street residents parking on any of the adjoining roads and therefore will be responsible for providing their own carparking. "

Public Lighting

The proposed works will impact on the existing street lighting. Where street lighting is to be relocated/replaced all proposals must be approved by Mr Derek Stundon Operations Central Services

Parking removed by the proposed development at Site L should be replaced by new spaces in the vicinity. – Condition

Design and Delivery comments

Only one junction is has been considered, Quarry Road/Kileely Court. The modification of the kerbline does not impact the sightline.

Four No. parking spaces for the Quarry Road houses have been provided at the edge of green space, owned by the council as shown on the attached. 2 No. spaces have been provided on Sexton Street, adjacent to the bus drop point. To ensure long term provision of spaces for these two units, 2 no. car spaces are being allocated adjacent to Limerick Paint Supplies Ltd. This space is owned by Limerick City & County Council.

No stop lines currently exist at the Quarry Road/ Kileely Court junction. However, should the roads department now require same, the attached drawing shows the proposed location of same.

All proposed footpaths are a minimum of 1.8m.

All realigned carriageways are a minimum of 5.0m

Planning Authorities 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 City Development Plan 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 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 16/04/2018 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. 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 16/04/2018.

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

6. Prior to the commencement of any development on site the Applicant shall submit the following information for written agreement of the Planning Authority a revised site layout plan to address the following:

- a) The site boundaries and pedestrian path located between the proposed units adjacent to no. 29 and no.30 shall be revised to provide a concave landscape buffer on Sexton Street North. Appropriate urban trees shall be planted in this area.
- b) The rear boundary of the proposed unit adjacent to no. 77 shall be recessed to provide a landscape border between the edge of the public road and the boundary wall.

Reason: In the interest of orderly development and proper planning and in the interest of visual amenity.

7. 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 - In the interest orderly development and of privacy and residential amenity

8. 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

9. 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

10. a. Equivalent sound levels arising from all sources within the proposed development, when measured at the boundary of noise sensitive locations (i.e. dwelling houses) shall not exceed a level of 55 dB (A) L_{Ar} (60 minutes) between 0800 hours and 2000 hours Monday to Friday and 0800 hours and 1400 hours on Saturday. Noise levels shall not exceed 45dB (A) L_{Ar} (15 minutes) at any other time.
- b. Mechanical machinery systems shall not produce clearly audible tonal noises at night-time (22:00 to 08:00hrs) when assessed from the nearest noise sensitive location.

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

11. 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

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. Footpaths shall be dished at all road junctions. Kerblines shall match on either side of 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 roads throughout the estate.

Reason: In the interest of traffic and pedestrian safety

17. 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

18. 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

19. Flexible Bollards shall be erected on the footpaths on Quarry Road to prevent illegal parking on the footpaths.

Reason: In the interest of traffic and pedestrian safety

20. All footpaths shall be a minimum of 1.8m wide.

Reason: In the interest of traffic and pedestrian safety

21. (a) A programme of test excavation should be carried out at locations chosen by the archaeologist and licensed under the National Monuments Acts 1930-2004

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

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

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

