



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

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

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31st August 2018

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

**Re: Part VIII Planning Report for the construction of 11 residential units at Lower Carey's Road,
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,

JOE DELANEY

A/DIRECTOR OF SERVICES

CAPTIAL INVESTMENT DIRECTORATE

Encl

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

Re: Permission for the following:

- (i) Provision of 11 x No. residential units (3 x No. 2 bed, 4 person units, 1 x No. 1 bed 2 person unit, 1 x No. 2 bed 4 person unit, 6 x No. 3 bed 4 person unit);
- (ii) Hard landscaping including replacement of existing footpaths, new entranceways, boundary treatments and boundary walls, parallel parking in adjacent green space;
- (iii) Upgrading and re-routing of foul sewers and surface water drainage and
- (iv) All associated site works.

At: Lower Carey's Road, Limerick

Planning Reference No. 18/8010



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



**Stephane Duclot
A/Director of Services
Service Operations Directorate**

Pursuant to Section 179 3(a) of the Planning & Development Act 2000 (as amended) this report is submitted to the members of Limerick City & County Council. In accordance with Section 179(4) (b) of the above Act, it is proposed to proceed as indicated in Section 5 of this report.



**Pat Daly
Deputy Chief Executive
Limerick City & County Council**

Date: 31. 8. 2017.

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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

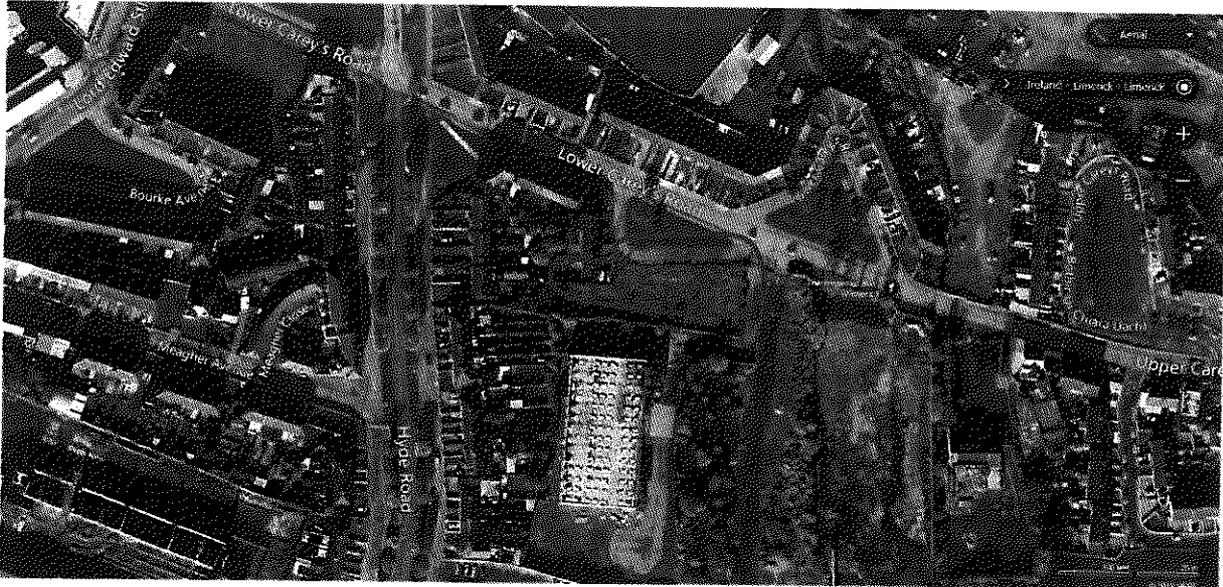
The proposed works will be carried out at Lower Carey's Road, Limerick. There is an existing line of mature terraced houses adjoining the site. The site is a green field site.

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

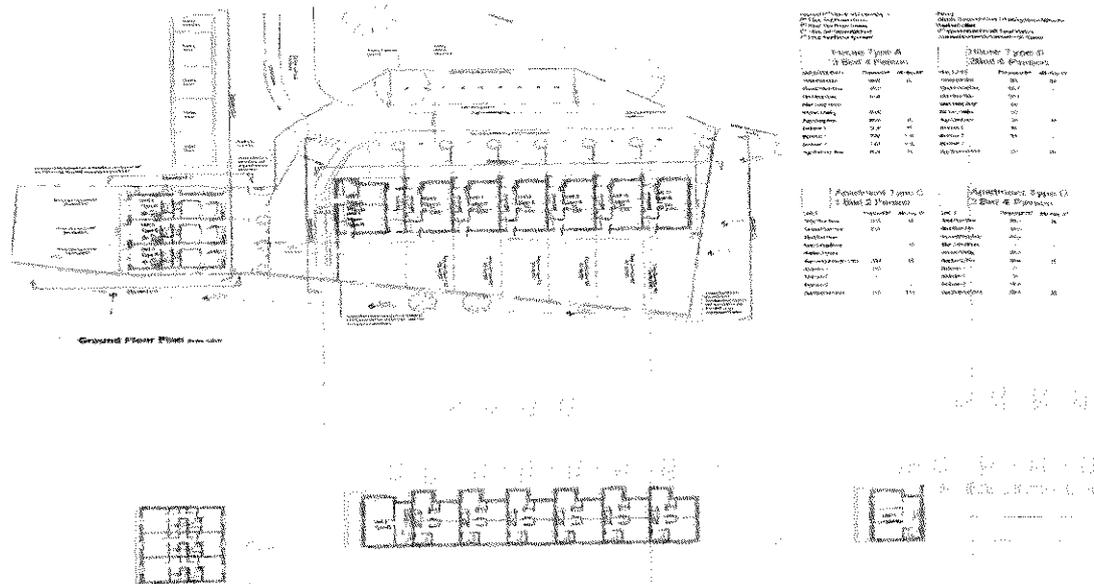
- (i) Provision of 11 x No. residential units (3 x No. 2 bed, 4 person units, 1 x No. 1 bed 2 person unit, 1 x No. 2 bed 4 person unit, 6 x No. 3 bed 4 person unit);
- (ii) Hard landscaping including replacement of existing footpaths, new entranceways, boundary treatments and boundary walls, parallel parking in adjacent green space;
- (iii) Upgrading and re-routing of foul sewers and surface water drainage and
- (iv) All associated site works.

The plans and particulars went on public display from 9th of July, 2018 to 7th of August, 2018. Submissions and observations had to be submitted by 22nd of August 2018.

Site Location:



Proposed Layout



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

The proposed development provides for a residential development on lands zoned for residential use and is consistent with the overall zoning for the site in the Limerick City Development Plan 2010 – 2016.

3.1 Policies and Objectives relevant to the Proposed Development

Limerick City Development Plan 2010 – 2016*

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

- Map 1 - Land Use Zoning – the site is identified for ‘2A Residential’ land use;
- Map 6 – Parking Zone 3

Policy EDS.4

It is the policy of Limerick City Council to facilitate the regeneration agency in accordance with an approved master plan.

Policy EDS.6

It is the policy of Limerick City Council* to facilitate the regeneration agency in accordance with an approved master plan.

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.

Recreation Facilities

Recreation facilities shall be included in all new Residential Proposals:

- A mix of facilities can be provided on site with regard to the type of facilities which already exist in the vicinity of the proposed site and the number of units proposed by the Applicant.
- Agreement as to the type of recreational facility shall be provided shall be reached at the pre-planning stage.
- Alternative proposals for recreational facilities other than those outlined in the Recreation Matrix below are welcomed by the Planning Authority i.e. allotment development with management agreement etc.
- All recreation facility development shall be constructed in compliance with the relevant guidelines for same.

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

3.2 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:</p> <p>Are effects significant? No</p>	<p>Ex-situ effects:</p> <p>Are effects significant? No</p> <p>Run-off:</p> <p>Are effects significant? Yes</p> <p>Abstraction:</p> <p>Are effects significant? No</p> <p>Displacement:</p> <p>Are effects significant? Ye</p>
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Identification of Natura 2000 sites which may be impacted by the proposed development

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<p><i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i></p> <p>Name of sites: <i>Lower river Shannon Sac site.</i></p>	Yes
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<p><i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i></p> <p>Name of site: <i>Lower river Shannon Sac site</i></p>	Yes
3	Impacts on designated marine habitats and species.	<p><i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i></p>	Yes

		Name of site: <i>Lower river Shannon Sac site</i>	
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site: <i>Lower River Shannon SAC</i>	Yes
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	No

An Appropriate Assessment Screening Report has been submitted as part of this application. The site is located on zoned lands and it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Appropriate Assessment is not necessary.

3.3 Land Acquisition

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

4.0 Submissions with respect to the proposed development

A total of 3 x No. written submission/observation was received and is listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Fire Authority, Limerick City & County Council
2.	Operations and Maintenance Services, Limerick City & County Council
3.	Irish Water

4.1 Submissions:

<p>SUB (1) Fire Authority, Limerick City & County Council</p> <p><u>Submission Summary:</u></p> <ol style="list-style-type: none">1. Sufficient Hydrants to be provided2. Dead end roads in excess of 20m in length shall terminate in a suitable turning head.3. All works shall comply with the Building Control Regulations. <p><u>Design and Delivery Comments:</u></p> <ol style="list-style-type: none">1. Item Noted2. Item Noted3. Item Noted <p><u>Planning Authority Comments:</u></p> <p>Noted</p>
<p>SUB (2) Operations and Maintenance Services, Limerick City & County Council</p> <p><u>Submission Summary:</u></p> <ol style="list-style-type: none">1. A turning bay must be provided for to facilitate safe turning movements of all vehicles including refuse & fire tender trucks.2. The layout and the angle of entry to the proposed visitor parking should be reconsidered considering there is only 6m available between the boundary wall and the back of the space in the interests of safety.3. The proposed road construction materials should be submitted to Operations Central for approval.4. The proposed one way system details require clarification.5. Details of part of a ramp are indicated in the drawing. This requires clarification.6. The proposed location of the surface water attenuation tank in the roadway is not acceptable.7. A stop sign should be provided at the Cul De Sac.8. Any changes to the Public Lighting network must be approved

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. Irish Water should be contacted for all water main and foul sewer connections and Limerick City and County Council Operations Department contacted about surface water prior to the commencement of any construction works on site.
9. Limerick City and County Council/Irish Water will require certification from an Engineering Company

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. Digital as-built drawings to be provided.
4. IW notes requirements for bulk flow water meter in development with a demand that exceeds 20m³ per day.
5. IW notes that all elements of the water main installed as per IW specification

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 their requirements in relation to CCTV survey and condition reports.
6. IW notes that all elements of the foul installed as per IW specification.
7. IW notes details in relation to sealed manhole covers.
8. The Applicant's proposal to connect to the Irish Water sewer network is to as per Irish Water Conditions and specifications.

Surface Water

1. No surface water is to enter the Irish Water foul sewer network.

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.
- 9) Item noted.

Water Supply:

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

Foul Water Supply:

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

Surface Water:

- 1) Item noted.

Planning Authority Comments:

Noted and actions to be attached

5.0 Conclusion

The proposed development is considered to be acceptable in principal and shall be carried out in accordance with the actions for the Local Authority hereby attached. It is considered that the proposed development is in accordance with policies of the *Limerick City Development Plan 2010 – 2016*, and is therefore acceptable and in accordance with the proper planning and sustainable development of the area.

6.0 Action taken by Local Authority

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 09/07/18 and the report received by the Planning Authority on 27/08/18, except as may otherwise be required in order to comply with the following conditions.

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

2. Prior to the commencement of development, the Applicant shall submit a Revised Site Layout Plan indicating the following changes:
 - (i) Visitor car spaces to be rotated in the direction of travel to ensure safe access and egress.
 - (ii) The existing tree proposed for removal shall be retained and the car parking space removed;
 - (iii) The proposed car parking directly to the front of the units shall be punctuated by proposed tree stands – species and age to be submitted for agreement.
 - (iv) Signage to be provided at the entry and exit points.
 - (v) 3 no park benches to be provided in open space area.
 - (vi) A garden shed shall be provided in the rear amenity space of each unit.

Reason – In the interest of orderly development and compliance with the requirements of the City Development Plan

3. All aspects of the development shall comply with the requirements of the Fire Authority.

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

4. Any galvanised metal railings, gates, bin storage areas or fire escapes shall be finished in an appropriate colour and not left in a raw metal state.

Reason – In the interest of proper planning and visual amenity.

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

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

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

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

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

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

8.
 - a. Equivalent sound levels arising from all sources within the proposed development, when measured at the boundary of noise sensitive locations (i.e. dwelling houses) shall not exceed a level of 55 dB (A) L_{Ar} (60 minutes) between 0800 hours and 2000 hours Monday to Friday and 0800 hours and 1400 hours on Saturday. Noise levels shall not exceed 45dB (A) L_{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

9. All service cables associated with the proposed development including electrical, communal television, telephone and street lighting cables shall be laid underground within the site.

Reason - In the interest of orderly development and the visual amenities of the area

10. Footpaths shall be dished at all road junctions.

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

11. 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

12. 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.
- 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

13. Any intruder alarms fitted on all dwellings in this development shall comply with European Standard EN51031. When an alarm is activated, it must sound for no more than 15 minutes

Reason – to minimise the perception of noise nuisance by the occupants of neighbouring properties and passers-by

14. Prior to commencement of development a final palette of materials including all types, finishes and colours shall be submitted to the Planning Authority for written agreement.

Reason: In the interest of orderly development and visual amenity

15. 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.

16. A 2-metre high privacy wall shall be constructed along the rear, side and rear section of the dividing boundary between houses.

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

17. Prior to the commencement of any development on site the Applicant shall submit full design details on attenuation on site for written agreement of the Planning Authority

Reason: In the interest of orderly development and proper planning

18. 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