



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

12th September 2018

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

**Re: Part VIII Planning Report for the construction of 43 residential units at Sycamore Avenue,
Rathbane, 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

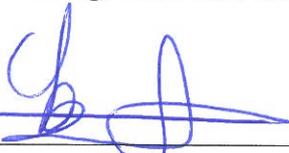
**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (as amended)**

Re: **Permission for the following:**

- a) Provision of 43 x No. residential units comprising - 14 x No. two storey units and 29 x No. three-storey units. The unit mix comprises - 20 x No. 2 bedroom units and 23 x No. 3 bedroom units. The dwelling types comprises - 31 x No. houses and 12 x No. apartments/duplexes;
- b) New road connecting with Sycamore Avenue, associated footpaths;
- c) 76 x No. car parking spaces;
- d) Hard landscaping including - homezone area, bin stores, privacy strips to front gardens, rear garden walls and installation of street lighting, soft landscaping including play areas; planting and trees, construction of and/or remedial works to boundaries with adjacent sites;
- e) Construction of new water main, new foul sewer connection, storm sewer, and surface water drainage systems, connection to public utilities and all associated site works.

At: Sycamore Avenue, Rathbane, Limerick

Planning Reference No. 18/8007



**Stephane Duclot
A/Senior Planner**



**Kieran Lehane
Director of Services
Service Operations Directorate**

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



**Conn Murray
Chief Executive
Limerick City & County Council**

Date: 12/9/2018

TABLE OF CONTENTS

- 1. Foreword**
- 2. Description of the nature and extent of the proposed development**
- 3. Likely implications, if any, with respect to the proper planning and sustainable development of the area**
- 4. Submissions with respect to the proposed development**
- 5. 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 Sycamore Avenue, Rathbane, Limerick.

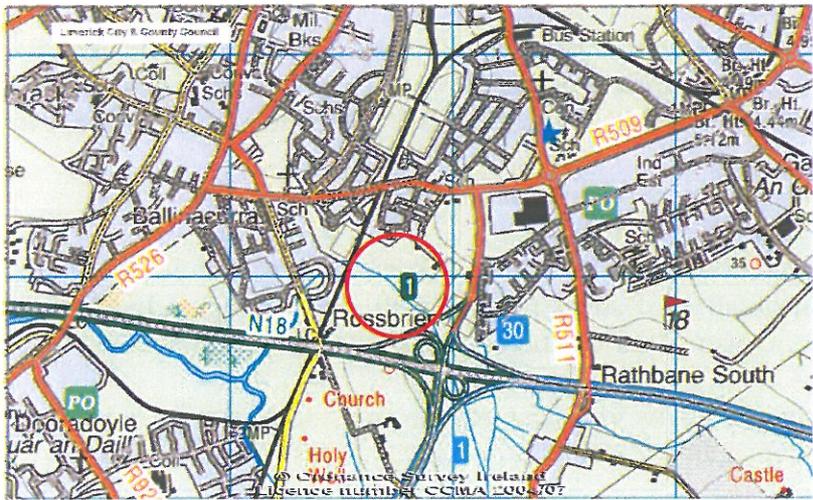
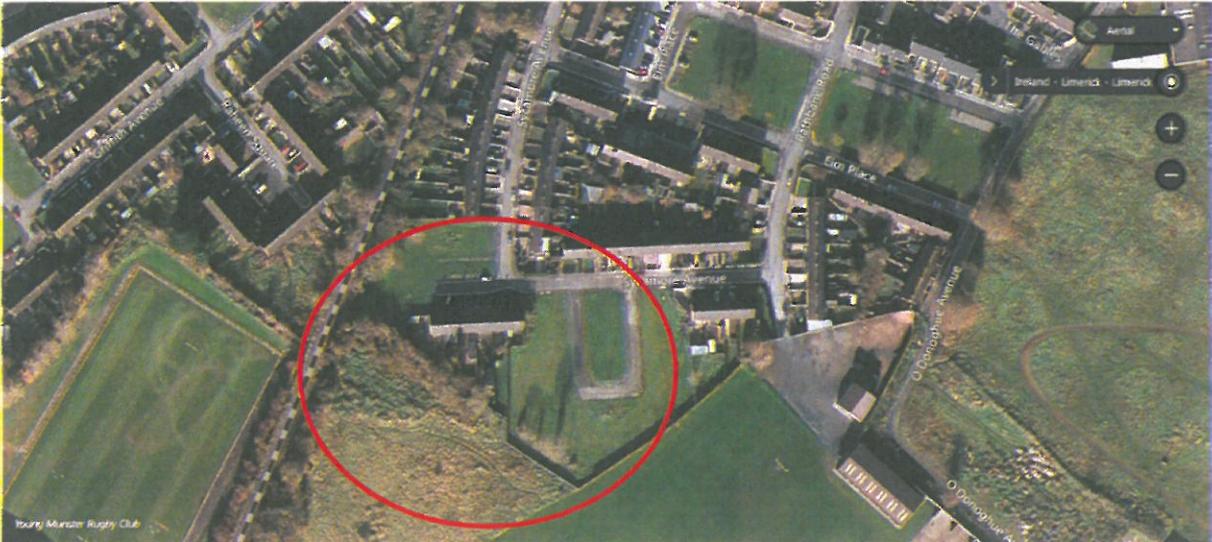
This green field site is located to the rear of the existing Sycamore Avenue housing development. The main access to the site is off the Childer's Road.

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

- a) Provision of 43 x No. residential units comprising; 14 x No. two storey units and 29 x No. three-storey units. The unit mix comprises; 20 x No. 2 bedroom units and 23 x No. 3 bedroom units. The dwelling types comprises: 31 x No. houses and 12 x No. apartments/ duplexes;
- b) New road connecting with Sycamore Avenue, associated footpaths;
- c) 76 x No. car parking spaces;
- d) Hard landscaping including; homezone area, bin stores, privacy strips to front gardens, rear garden walls and installation of street lighting, soft landscaping including play areas; planting and trees, construction of and/or remedial works to boundaries with adjacent sites;
- e) Construction of new water main, new foul sewer connection, storm sewer, and surface water drainage systems, connection to public utilities and all associated site works.

The plans and particulars went on public display from 28th of June, 2018 to 26th of July, 2018. Submissions and observations had to be submitted by 10th of August, 2018.

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 ‘Residential’ land use
- Map 6 – Parking Zones – 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.

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

Objective ZO.1(C) Inner City Residential Neighbourhoods

To reinforce the residential character of inner City residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.

The areas outside of the commercial core but within the City Centre boundary fall within this zoning type. These areas include a large quantity of older housing stock, some low end commercial uses and a range of other non-residential types such as large health and education institutions and community facilities, which strongly contribute to the character of these areas. The City Council is committed to protecting the established residential housing stock in these areas by restricting the development of incongruous development types and providing the range of local service provision required to ensure their attractiveness and vibrancy. Civic and institutional functions will also be facilitated where appropriate and new residential development to compliment the established areas will be supported.

Zoning Objective 2**Objective ZO.2 Residential, Local Services & Institutional**

To protect and provide for residential uses and associated uses to support sustainable communities.

The provision and protection of residential uses and residential amenity is a central objective of this zoning, which covers much of the land in the suburban area. However other uses, including small scale local services, institutional uses and civic uses and provision of public infrastructure and utilities are permitted provided they do not detract from residential amenity and do not conflict with the employment use policies in Chapter 3 and related zoning objectives. Small scale 'corner shops' and other local services such as local medical services, will be open for consideration. Schools, third level institutes, and major established health facilities are located within this zone and appropriate expansion of these facilities will be acceptable in principle.

Objective ZO.2 (A) Residential

To provide for residential development and associated uses.

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

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> Name of sites: <i>Lower river Shannon Sac site.</i>	Yes
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site: <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 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>	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: Shannon Sac Site	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:	An AA Screening was submitted on file – No cumulative effects identified

An Appropriate Assessment Screening Report was submitted as part of this application prepared by Openfeld 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

Conditions attached as per the information submitted on file.

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

4.0 Submissions with respect to the proposed development

A total of 36 x No. written submissions/observations was received and are listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Rathbane Residents Association
2.	Avril McCarthy, 48 Sycamore Ave, Rathbane
3.	David Kelly, 45 Sycamore Ave, Rathbane
4.	Gerard O'Brien, 43 Sycamore Ave, Rathbane
5.	Joeleen McNamara, 14 Rathbane Rd, Rathbane
6.	Kerry McCarthy, 109 Sycamore Ave, Rathbane
7.	Michael Buckley, 104 Sycamore Ave, Rathbane
8.	Sarah Jackson, 44 Sycamore Ave, Rathbane
9.	Breda Purcell, 41 O'Donoghue Ave, Rathbane
10.	Conor Holmes, 56 Sycamore Ave, Rathbane
11.	Deirdre Prendergast, 88 Sycamore Ave, Rathbane
12.	Denis Crowe, 55 Sycamore Ave, Rathbane
13.	Eileen Quinlivan, 12 Elm Place, Rathbane
14.	Geraldine O'Loughlin, 44 Donoghue Ave, Rathbane/Janesboro
15.	Gerard McGrath, 32 Elm Place, Rathbane
16.	Helen McInerney, 23 Elm Place, Rathbane
17.	Jim Moynihan, 31 Elm Place, Rathbane
18.	Joe O'Sullivan, 39 Sycamore Ave, Rathbane
19.	Kay Loughman, 40 Sycamore Ave, Rathbane
20.	Liz Crofton, 47 Sycamore Ave, Rathbane
21.	Lorna Pierce, 91 Sycamore Ave, Rathbane
22.	Margaret Whelan, 89 Sycamore Ave, Rathbane
23.	Michael Quinlivan, 57 Sycamore Ave, Rathbane
24.	John Halvey, 50 Sycamore Ave, Rathbane
25.	Pat Purcell, 11 Rathbane Rd, Rathbane
26.	Pat Quinlivan, 8 Elm Place, Rathbane
27.	Stacey Doyle, 86 Sycamore Ave, Rathbane
28.	Tanya McMahan, 41 Sycamore Ave, Rathbane
29.	Veronica Doyle, 15 Elm Place, Rathbane
30.	Lorna & Edward Pierce, 91 Sycamore Ave, Rathbane
31.	Residents c/o Tanya McMahan, 41 Sycamore Ave
32.	Irish Rail, Limerick Junction Station, Co. Tipperary
33.	Irish Water
34.	Environment Services LCCC
35.	Fire & Emergency Services
36.	Central Services LCCC

***Note – Detailed responses set out in Appendices A & B as referred to in Section 4.1 Submissions below - are attached at the end of this report in Appendix 1.*

4.1 Submissions:

Submission (1) Rathbane Residents Association

26/07/2018

Submission Description:

Objection to the development proposal for the following reasons:

1. Traffic impact (volumes, safety, access, parking, infrastructural condition, assessment),
2. Removal / relocation of existing green areas,
3. Impacts of three-storey development adjoining existing houses,
4. Unit quantity / mix,
5. Devaluation of existing privately owned property,
6. Social atmosphere (interim construction nuisance & increased anti-social behaviour).

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Traffic considerations – refer to Submission Response Appendix A – Response 1.0
2. Open space provision – refer to Submission Response Appendix A – Response 2.0
3. Three-storey development – refer to Submission Response Appendix A – Response 3.0
4. Unit quantity / mix – refer to Submission Response Appendix A – Response 3.0
5. Devaluation – While the Local Authority considers that the proposed development will positively contribute to the existing environment by generating a fresh new contemporary aspect to the existing residential area, development impact on property valuation is not a planning consideration for the proper and sustainable development of an area.
6. Social atmosphere – refer to Submission Response Appendix A – Response 4.0

Planning Department Comments:

Noted and actions to be attached

Submission Description:

Objection to the development proposal for the following reasons:

1. Removal / relocation of existing green area,
2. Traffic impact (increased volumes, safety),
3. Contextual appropriateness of three-storey development,
4. Socio-economic impacts,

(Refer to separate Submissions Appendix B / Item 2)

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Open space provision – refer to Submission Response Appendix A – Response 2.0,
2. Traffic considerations – refer to Submission Response Appendix A – Response 1.0,
3. Three-storey development – refer to Submission Response Appendix A – Response 3.0,
4. Socio-economic impacts – refer to Submission Response Appendix A – Response 4.0,

Planning Department Comments:

Noted and actions to be attached

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 2 above.

(Refer to separate Submissions Appendix B / Item 3)

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 2 above.

Planning Department Comments:

Noted and actions to be attached

Submission (4) Gerard O'Brien, 43 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 2 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 2 above.

Planning Department Comments:

Noted and actions to be attached

Submission (5) Joeleen McNamara, 14 Rathbane Rd, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 2 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 2 above.

Planning Department Comments:

Noted and actions to be attached

Submission (6) Kerry McCarthy, 109 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 2 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 2 above.

Planning Department Comments:

Noted and actions to be attached

Submission (7) Michael Buckley, 104 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 2 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 2 above.

Planning Department Comments:

Noted and actions to be attached

Submission (8) Sarah Jackson, 44 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 2 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 2 above.

Planning Department Comments:

Noted and actions to be attached

Submission (9) Breda Purcell, 41 O'Donoghue Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal for the following reasons:

1. Removal / relocation of existing green area,
2. Traffic impact (increased volumes, safety),
3. Contextual appropriateness of three-storey development,
4. Invasion of privacy arising from three-storey development,
5. Socio-economic impacts,

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Open space provision – refer to Submission Response Appendix A – Response 2.0
2. Traffic considerations – refer to Submission Response Appendix A – Response 1.0
3. Three-storey development – refer to Submission Response Appendix A – Response 3.0
4. Privacy / overlooking – refer to Submission Response Appendix A – Response 3.0
5. Socio-economic impacts – refer to Submission Response Appendix A – Response 4.0

Planning Department Comments:

Noted and actions to be attached

Submission (10) Conor Holmes, 56 Sycamore Ave, Rathbane 26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Submission (11) Deirdre Prendergast, 88 Sycamore Ave, Rathbane 26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (12) Denis Crowe, 55 Sycamore Ave, Rathbane 26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (13) Eileen Quinlivan, 12 Elm Place, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (14) Geraldine O'Loughlin, 44 Donoghue Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (15) Gerard McGrath, 32 Elm Place, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (16) Helen McInerney, 23 Elm Place, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (17) Jim Moynihan, 31 Elm Place, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (18) Joe O'Sullivan, 39 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (19) Kay Loughman, 40 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (20) Liz Crofton, 47 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (21) Lorna Pierce, 91 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (22) Margaret Whelan, 89 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (23) Michael Quinlivan, 57 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (24) John Halvey, 50 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (25) Pat Purcell, 11 Rathbane Rd, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (26) Pat Quinlivan, 8 Elm Place, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (27) Stacey Doyle, 86 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (28) Tanya McMahon, 41 Sycamore Ave, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of submission 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (29) Veronica Doyle, 15 Elm Place, Rathbane

26/07/2018

Submission Description:

Objection to the development proposal. The submission is a replicate of Submission 9 above.

Design and Delivery Comments:

The contents of the submission are noted. Comments on the submission can be taken as those made in respect of Submission No. 9 above.

Planning Department Comments:

Noted and actions to be attached

Submission (30) Lorna & Edward Pierce, 91 Sycamore Ave, Rathbane

08/08/2018

Submission Description:

Objection to the development proposal for the following reasons:

1. Social atmosphere (interim construction nuisance & increased anti-social behaviour),

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Social atmosphere – refer to Submission Response Appendix A – Response 4.0. Any existing development interfacing boundary walls will be replaced where deemed to be unstable.

Planning Department Comments:

Noted and actions to be attached

Submission Description:

Objection to the development proposal for the following reasons:

1. Site Notice display requirements,
2. Impacts on existing limited amenities,
3. Traffic impact (congestion),
4. Impacts of three-storey development adjoining existing houses,
5. Removal / relocation of existing green areas,
6. Construction Nuisance (noise & disruption),
7. Requirement of an Environmental Impact Assessment,

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Public Notices have been displayed in accordance with regulatory requirements. Site Notices replacement has been necessary on a number of occasions due to vandalism,
2. Amenity – refer to Submission Response Appendix A – Response 2.0,
3. Traffic considerations – refer to Submission Response Appendix A – Response 1.0,
4. Three-storey development – refer to Submission Response Appendix A – Response 3.0,
5. Open space provision – refer to Submission Response Appendix A – Response 2.0,
6. Construction Nuisance – Construction stage noise and disruption impacts can be managed by implementation of construction and traffic management plans appropriate to a residential context. The construction of this particular development is intended to be progressed using modern off-site construction techniques
7. Environmental Impact – The proposed development is of a scale that does not necessitate the undertaking of an Environmental Impact Assessment.

Planning Department Comments:

Noted and actions to be attached

Submission Description:

Observations to the development proposal noting the following:

1. A 2.4m high boundary to be erected on the developer side of the existing boundary line,
2. A method statement to be submitted to Irish Rail in respect of the wall construction,
3. No development to take place within 2m of the existing boundary lines,
4. Railway mounds and ditches to be preserved. Written consent to be otherwise obtained,
5. Railway line security to be maintained during the works,
6. No drainage to flow onto Irish Rail property,
7. License Agreement required for any services crossing Irish Rail property,
8. Development lighting not to impair the vision of train drivers or Irish Rail operatives,
9. All works to meet the terms of the Railway Safety Act 2005,

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. A 2.4m high boundary will be erected on the developer side of the existing boundary line where bounded by the curtilage of a residential unit. Where bounded by areas of public open space, the existing fence & hedgerow boundary treatment is proposed to be retained and reinforced in order to maintain transparency across the unused rail line. The line is a known means of unauthorised passage and illegal dumping.
2. A method statement will be provided to Irish Rail in respect of boundary works
3. Development within 2m of the rail boundary will be limited to boundary treatments
4. Railway mounds and ditches will be preserved
5. Railway line security will be maintained during the works
6. Irish Rail property will not be utilised for drainage purposes
7. License Agreement requirements for any services crossings are noted
8. Development lighting will not impair the vision of train drivers or Irish Rail operatives
9. The requirement for rail line environ works to meet the terms of the Railway Safety Act 2005 is noted

Planning Department Comment:

Noted and actions to be attached

Submission Description:

Submission in respect of the proposed development noting no objections however raising the following matters to be taken account of:

1. General Conditions:

- Compliance with the conditions of Irish Water Agreements.
- Enter into an Irish Water Connection Agreement prior to commencement.
- Proposed connections will be subject to the constraints of the Irish Water Capital Investment programme.
- No development permitted over Irish Water infrastructure.
- New infrastructure to be in accordance with Irish Water Standards and specifications.
- Existing Irish Water infrastructure not to be compromised by the development.
- Use of Irish Water infrastructure by adjacent customers not to be compromised
- Irish water to be contacted in respect of and in advance of any new foul drainage or water supply connections being made.
- Certification requirements in respect of new infrastructure.

2. Water Supply:

- Individual connections and water meter required per unit,
- Relocation of the existing Chlorination Unit to be done with the joint agreement of Irish Water and the Water Services Department of Limerick City and County Council,
- Certified pressure testing of new infrastructure to be implemented prior to activation,
- Certified digital as-builts to be submitted to Irish Water prior to property occupation,
- Bulk flow meter to be installed,
- New infrastructure to be in accordance with Irish Water Standards and specifications,

3. Foul Drainage:

- Individual 100mm connections with inspection manholes required per unit,
- All gullies to be trapped,
- Settlement provisions to be made in respect of infrastructure laid in made ground,
- Certified installation required prior to occupation,
- Certified CCTV survey, Condition Report and digital as-builts of new infrastructure to be submitted to Irish Water prior to property occupation,
- New infrastructure to be in accordance with Irish Water Standards and specifications,
- Sealed manhole covers to be installed on service chambers throughout,
- New connections to be in accordance with Irish Water conditions and specifications,
- 3. Surface Water:
- Surface water not permitted to enter the foul drainage network,

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Irish Water 'General Condition' requirements are noted
2. Irish Water 'Water Supply' requirements are noted
3. Irish Water 'Foul Drainage' requirements are noted
4. Irish Water requirements in respect of surface water separation are noted

Planning Department Comments:

Noted and actions to be attached

Submission (34) LCCC Environment Services

14/08/2018

Submission Description:

Submission in respect of the development proposal noting the following:

1. Proposal requirements in respect of domestic waste separation and storage.
2. Requirement for prior-to-commencement submission of a site-specific construction stage waste management plan to Environmental Services.

Design and Delivery Comments:

The contents of the submission are noted / comments as follows:

1. Separated domestic waste storage facilities are incorporated as part of the development proposal,
2. The requirement for prior-to-commencement submission of a site-specific construction stage waste management plan to Environmental Services is noted,

Planning Department Comments:

Noted and actions to be attached

Submission (35) Fire & Emergency Services

27/07/18

Submission Description:

Submission in respect of the development proposal noting that the Fire Service has no objection to the proposal.

Design and Delivery comments:

The contents of the submission are noted.

Planning Department Comments:

Noted and actions to be attached

Submission Description:

Submission in respect of the proposed raising the following matters to be taken account of:

1. General Conditions:

- Traffic calming platform to be incorporated with Sycamore Avenue, details to be agreed with Operations Central & Operations North
- Raised platforms for pedestrian crossings must be incorporated in the design, details to be agreed with Operations Central & Operations North
- Road construction details and home zone area details, road radii at the new junction details to be agreed with Operations Central & Operations North

2. Storm Water

- Surface water disposal system to be designed in accordance with the City Development Plan
- The 'Summary of Critical Results by Maximum Level (Rank 1) for Storm Design' should be provide as part of the Micro Drainage Calculation Document for the 1 in 100 year return period and the 1 in 30 year return period calculation
- The Attenuation Tank, Class 1 Bypass Separator and the Hydrobrake has not been included in the calculation process as part of Micro Drainage Document and must be revised for Limerick City and County Councils approval
- Details of a longitudinal section for the Storm Water System to be provided,
- A By-Pass Separator Class 1 with alarm is required and should be shown on a revised Storm Water Disposal Plan Site Layout Plan
- A photo survey along with cross section details and invert level of out fall drain should be summited to establish the adequacy of the outfall channel
- Construction details of outfall headwall along with valve should be submitted for approval. Maintenance & safe access to this discharge point must be considered and submitted
- Design details are required for the Attenuation Tank, Hydrobrake and Class 1 By-pass Separator should be submitted for Limerick City and Council's approval
- Attenuation tanks should provide the designated storage volumes.

3. Public Lighting:

- A Lighting Design layout for the proposed development is required and shall be designed (and signed) by a competent Lighting Design Engineer, in accordance with BS 5489:2013 and BS EN 13201:2003, together with a plot of light levels, superimposed on the site layout, and supporting calculations, shall be submitted and agreed in writing, with the planning authority - (*Refer to separate Submissions Appendix B / Item 36*).

Design and Delivery Comments:

The contents of the submission are noted/comments as follows:

1. General Conditions - the requirements of Operations Central are noted and further detail will be provided for approval by Operations Central and Operations North through the detail design process

2. Storm Water - the requirements of Operations Central are noted and further detail will be provided for approval by Operations Central and Operations North through the detail design process
3. Public Lighting - the requirements of Operations Central are noted and further detail will be provided for approval by Operations Central and Operations North through the detail design process

Planning Department 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 28/06/18 and the report received by the Planning Authority on 07/09/18, 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. 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

3. All works shall comply with the requirements of the Physical Development & Operations Central Section of Limerick City and County Council.

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

4. Any galvanised metal railings, gates, bin storage areas, fire escapes, light stands or balcony element 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. The balcony elements proposed for units identified as C, C1 and D at first floor level shall be absorbed into the floor area of the unit. The balcony elements on the second floor shall be reduced in size and the reduced area absorbed into the living area of each unit. A revised proposal indicating these changes shall be submitted to the Planning Authority for written agreement prior to the commencement of any development.

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

7. 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

8. 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

9.
 - 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

10. 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

11. 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

12. 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

13. 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

14. The Mitigation Measures set out in the Arborist Report submitted on file on 28/06/18 shall be carried out in full on site by the Applicant as part of the development. The only trees permitted for removal from the site are those indicated in the Arborist Report on file.

Reason - In the interest of orderly development

15. 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

16. 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

17. 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.

18. 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

19. The development shall comply with the requirements of the Recreation Matrix as required by the City Development Plan and details submitted prior to commencement of development for written agreement of the Planning Authority.

Reason - In the interest orderly development and residential amenity

20. Each ground floor accessed dwelling shall be provided with a garden shed in the rear amenity space.

Reason - In the interest orderly development and residential amenity

21. 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

22. 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

23. Prior to the commencement of development a detailed public lighting scheme shall be submitted to and agreed with the Planning Authority. All new external lighting proposed shall be bat friendly.

Reason - In the interest of orderly development

24. An Invasive Species Managements Plan shall be prepared and submitted for written agreement of the Planning Authority prior to the commencement of any development on site.

Reason - In the interest of orderly development

25. The development shall comply with the requirements of Irish Rail.

Reason - In the interest orderly development and residential amenity