



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

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

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11th October 2018

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

Re: Part VIII Planning Report for the construction of 24 residential units at Barnakyle, Patrickswell.

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,

MARIA DONOGHUE

A/SENIOR EXECUTIVE OFFICER

DESIGN AND DELIVERY

ENCL

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

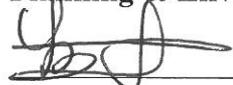
Re: Permission for (a) provision of 24 no. two storey residential housing units. The unit mix comprises; 16 no. 2 bedroom units, 3 no. 3 bedroom units and 5 no. 4 bedroom units. (b) new roads running north-south and east-west connecting the development with Clarina Road and future proposed neighbouring developments, associated footpaths; 13 no. car parking spaces; (c) hard landscaping including; homezone area, bin stores, privacy strip to front gardens, rear garden walls and installation of street lighting; (d) soft landscaping including; planting and trees; (e) construction of and/or remedial works to boundaries with adjacent sites; (f) construction of new watermain, new foul sewer connection, storm sewer, and surface water drainage systems; (g) connection to public utilities, (h) all associated site works

At: Barnakyle, Patrickswell, Co. Limerick.

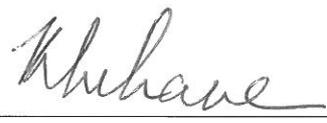
Planning Reference No. 18/8012



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



Stephane Duclot
A/Senior Planner,
Planning & Environmental Services



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 6 of this report.



Conn Murray
Chief Executive
Limerick City & County Council

Date: 10 October 2018

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1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning and Development Act 2000 (as amended), and Part 8 of the Planning and Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

The proposed development is located to the northeast of Patrickswell Village on lands zoned *Residential Development Area Phase 1* with the green area located on lands zoned for *Open Space and Recreation* in the Patrickswell Local Area Plan 2015 - 2021.

The proposed development includes for the construction of:

- (a) provision of 24 no. two storey residential housing units. The unit mix comprises; 16 no. 2 bedroom units, 3 no. 3 bedroom units and 5 no. 4 bedroom units.
- (b) new roads running north-south and east-west connecting the development with Clarina Road and future proposed neighbouring developments, associated footpaths; 13 no. car parking spaces
- c) hard landscaping including; homezone area, bin stores, privacy strip to front gardens, rear garden walls and installation of street lighting;
- (d) soft landscaping including; planting and trees
- (e) construction of and/or remedial works to boundaries with adjacent sites
- (f) construction of new watermain, new foul sewer connection, storm sewer, and surface water drainage systems
- (g) connection to public utilities
- (h) all associated site works

The site measures 1.8ha. in area.

Site location



The current application is located on zoned lands and provides for a terrace of 24 dwellings incorporating 16 no. 2 bedroom units, 3 no. 3 bedroom units and 5 no. 4 bedroom units. The layout provides for 13 no. car parking spaces to accommodate the development. The site is a green field site adjacent and linked to an adjoining permitted housing development, easily accessible to the village. The design approach reflects a modern design of high quality low maintenance finishes. A Civil and Structural Report, An Appropriate Assessment Screening Report, Ecological Impact Statement, Tree Survey and Aboricultural Impact Assessment accompany the application.



The scheme provides for six different house types as follows

HOUSE TYPE	STOREYS	FLOOR AREA (sq.m)	NUMBER OF UNITS
TYPE A	2	79.4	13
TYPE B	2	85.3	3
TYPE C	2	111.9	1
TYPE D	2	103.3	2
TYPE E	2	120.4	3
TYPE F	2	135.5	2

The plans and particulars went on public display from 7th August 2018 to 6th September 2018. Submissions and observations had to be submitted by 20th September 2018.

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

The proposed development provides for residential development on lands zoned for residential use and is consistent with the overall zoning for the site and the masterplan for the area. The design and layout addresses the limitation of the site in terms zoning provisions and is consistent with the proper planning and sustainable development on the area.

3.1 Policies and Objectives relevant to the Proposed Development

Limerick County Development Plan 2010 – 2016*

4.2 General Housing Policies

Policy HOU P 1: Adequate Zoned Land

It is policy of the Council to facilitate the provision of adequate zoned land in accordance with the Core Strategy targets for 2016-2022, and the provisions of the Mid-West Regional Planning Guidelines 2010-2022 and the Joint Housing Strategy to accommodate the projected increasing population, changing household sizes and housing needs, including affordable and social housing.

Policy HOU P 2: Social Inclusion

It is policy of the Council to promote housing policies that are socially inclusive.

Policy HOU P 3: High Quality Living Environment

It is policy of the Council to promote high quality living environments in the interest of quality of life and sustainable communities.

Policy HOU P 4: Delivery of Services

It is policy of the Council to promote the provision of, and timely delivery of, quality services, employment opportunities and community infrastructure, in appropriate locations compatible with housing development and in tandem with proposed residential development as required to form sustainable communities.

Policy HOU P 5: Partnership

It is policy of the Council to actively encourage participation in the housing sector through partnership arrangements and the provision of infrastructure and serviced land for social, voluntary and private housing, where possible.

Policy HOU P 6: Existing Residential Areas

It is policy of the Council to support and enhance existing residential areas by:

- a. supporting the development of high quality residential development that both individually and cumulatively has regard to the pattern and grain of existing development,
- b. ensuring the expansion of towns and villages shall be in the form of a number of well integrated sites within and around core areas, in accordance with the settlement hierarchy outlined in chapter 3 of this Plan, and
- c. using powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

Patrickswell Local Area Plan 2015-2021

Strategic Policy for Housing

Policy H1

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

Policy H 2

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

4.2 Residential density, design, mix and phasing

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

Objective H1: New Housing

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

(b) It is an objective of the Council to promote the provision of community and other facilities such as childcare as an integral part of new developments.

Objective H2: Residential density, design, mix and phasing

It is an objective of the Council to:

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

Objective H6: Social Housing and Joint Housing Strategy

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

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

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

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

3.1 Habitats Directive Project Screening Assessment

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

<p>Construction Phase: Yes – Residential</p> <p>Are effects significant? Yes</p> <p>Are substantial works required: Yes</p> <p>Are effects significant? No</p> <p>Operating phase effects: Are effects significant? No</p>	<p>Ex-situ effects: Are effects significant? No</p> <p>Run-off: Are effects significant? Yes</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: Are effects significant? No</p>
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Identification of Natura 2000 sites which may be impacted by the proposed development

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> Name of sites: <i>Lower river Shannon Sac site.</i>	No
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:	No
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of a</i>	Yes

		<i>SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs Name of site: Lower river Shannon Sac site</i>	
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area Name of site: No site</i>	No
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	No

Conclusion

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

Conclusion and Finding of No Significant Effects

This study has found that the subject lands are not within or directly adjacent to any Natura 2000 area. While they are in the hydrological catchment of the Shannon Estuary there are no impacts that can be considered significant with regard to the conservation objectives of either the Lower River Shannon SAC or the River Shannon and River Fergus Estuaries SPA.

3.2 Land Acquisition

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

4.0 Submissions with respect to the proposed development

A total of 9 no. written submissions/observations were received and are listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF	FROM
SUB (1)	Fire Department, Limerick City & County Council
SUB (2)	Irish Water
SUB (3)	Environment Section – Planning and Environmental Services, Limerick City & County Council
SUB (4)	OPW
SUB (5)	Paul Stanley
SUB (6)	Joanna O`Connor
SUB (7)	Bryan Liston
SUB (8)	Jean Liston
SUB (9)	Operations (Roads) Department ,Limerick City & County Council

SUB (1) Fire Department - Limerick City & County Council

Submission description:

Submission received by the Fire Department on the 29th August 2018.

Submission Summary:

1. All works shall comply with the Building Regulations Part B 2017.
2. All works shall comply with the Building Regulations Part M 2010

Design and Delivery Comments:

1. Item Noted
2. Item Noted

Planning Authority Comments:

Noted and actions to be attached.

SUB (2) Irish Water (IW)

Submission description:

The Irish Water submission received on the 3rd October 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 should be contacted for all watermain 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. 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 require as built drawings prior to occupation of the unit.
- 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 watermain installed as per IW specification

Foul Sewerage

- 1 IW notes that each unit shall have their own 100mm service connection with inspection manhole.
- 2 All wayleaves to be resolved to the satisfaction of IW
- 3 IW notes that all gullies are to be trapped.
- 4 IW notes the Applicants Engineer shall ensure suitable ground conditions.
- 5 IW notes the details of certification by the Applicants Engineer on completion of the works.
- 6 IW notes their requirements in relation to CCTV survey and condition reports
- 7 IW notes that all elements of foul drainage to be installed as per IW specification

- 8 IW notes details in relation to sealed manhole covers
- 9 IW notes that the foul connection proposal is to IW specification

Surface Water

- 1 IW notes that no surface water shall enter the foul 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.
- 9) Item noted.

Surface Water:

- 1) Item noted.

Planning Authority Comments:

Noted and actions to be attached.

SUB (3) Environment Section – Planning and Environmental Services, Limerick City & County Council

Submission description:

The Environment Dept submission received on the 19th September, 2018.

Submission Summary:

1. Site specific waste management plan from developer to include:
 - a) Authorised waste collection permit holders.
 - b) Authorised waste facilities.
 - c) Estimate of tonnages of wastes & types.

Design and Delivery Comments:

1. Waste Management plan will be agreed prior to commencement of the development
 - a) Noted
 - b) Noted
 - c) Noted

Planning Authority Comments:

Noted and actions to be attached.

SUB (4) OPW

Submission description:

Submission received by the OPW on the 24th September 2018.

Submission Summary:

1. A 5m wide strip of land running parallel with Channel no. C1/10/4 should be provided and should not be landscaped in order to provide for access to allow maintenance.
2. A section 50 consent is required from the OPW.

Design and Delivery Comments:

1. A minimum width of 5m has been provided.
2. A section 50 consent will be applied for prior to any works being carried out to the culverted stream.

Planning Authority Comments:

Noted and actions to be attached.

SUB (5) Paul Stanley

Submission description:

Submission received by Paul Stanley on the 20th September, 2018.

Submission Summary:

1. Mr. Stanley noted that the required sightline was not achievable due to the location of bends on the road.
2. Mr. Stanley noted that no provision for safe crossing to the existing footpath has been provided.
3. Lighting in the area is substandard and will be required at the junction.
4. Mr. Stanley noted the location of the proposed junction is across from a private entrance with surrounding lands likely to be developed. Therefore a roundabout would be the most suitable arrangement.
5. Mr. Stanley noted a lack of detailed design.
6. No traffic impact assessment or noise assessment has been provided,
7. Mr. Stanley noted that not enough detail has been provided.

Design and Delivery Comments:

1. Following a discussion with the Roads department of Limerick City & County Council, a review of the sightlines was undertaken. Drawing no. 18011/SK01, gives details of a kerb realignment which allows the sightline to be achieved. The proposed junction is located on the L-1401-0 and is within a 50km/h speed zone. In accordance with TII doc 03031, table 10.3, assuming a design speed of 60 km/h and taking two steps below the desirable minimum on the basis that traffic calming measures are also proposed to enforce the local speed limits, a sightline of 50m is both required and achieved. To the south of the proposed junction, it is proposed to install a table top ramp. As noted on a number of submissions, while a speed limit of 50km/h is set for this area, it is implied that this speed limit is not obeyed by road users. The installation of the ramp will ensure a reduction in speed and therefore benefit existing dwellings on the east and west of the proposed junction. As part of the master plan for Patrickswell and in particular, proposed future connectivity routes, a pedestrian crossing is now proposed to the north of the proposed junction. To achieve this, the proposed footpath and cycle lane have been relocated to the north of the proposed access road, which will give continuity to any future link to the existing national school. As per design requirements, tactile paving and pedestrian crossing lights are proposed.
2. See 1 above
3. Public lighting will be provided in accordance with Limerick City & County Council lighting requirements. Details of same will be provided to the relevant department at detailed design stage.
4. Further to a review of the local area plan for Patrickswell, it is noted that lands to the immediate south of the proposed junction are zoned Residential Phase 1. While a combined access point for these lands and the lands subject to this application,

would be beneficial, no proposal has been submitted to LCCC by the land owner and therefore assumptions cannot be made. It may be suggested that an access point to the adjoining zoned lands would be onto the now proposed link road and not directly onto the L-1401-0.

A planning application (Pl. Ref. No. 18/200) has been submitted to Limerick City & County Council for the construction of 49 units. It is proposed that this development exits into the L-1401-0 some 170m from the junction proposed as part of Pl. Ref 18/8012. Due to the large distance between these lands and the proposed junction, it would not be possible to connect same.

We would further add that the proposed link road, subject to this application, has been identified as a proposed link route. It has further been identified as a proposed pedestrian walkway/cycleway, therefore it would appear the most logical access point for this development.

5. Full details of the design will be made available and agreed with the Roads department of LCCC prior to the tender/construction phase.
6. Noted. A Traffic Impact Assessment and Noise Assessment are not required for this development.
7. Note 5 above.

Planning Authority Comments:

Noted and actions to be attached.

SUB (6) Joanna O`Connor

Submission description:

Submission received by Joanna O`Connor on the 17th September, 2018.

Submission Summary:

1. Ms. O`Connor notes the removal of green space and the removal of trees in this area.
2. Ms. O`Connor noted the height of the proposed road will eliminate natural light and views of the road.
3. Ms. O`Connor noted limited sightlines when compared to her exit.
4. Ms. O`Connor noted the number of new houses in the Patrickswell area and the need to preserve the zoned green space.
5. Ms. O`Connor notes that 4 exits onto the L-1401-0 in a short distance and references Pl. Ref. 18/200.
6. Ms. O`Connor notes that she is a shift worker and has invested heavily in her property. She has concerns that the proposed development will impact on her wellbeing.

Design and Delivery Comments:

1. In accordance with the Local area plan, the area in question has been designated open space and recreation. Furthermore, in accordance with OPW flood mapping,

this area is regarded as an area benefiting Channel no. C1/10/4. It is not the intention of LCCC to construct houses within this area. Site layouts show that all units are outside this existing openspace.

Tress within this openspace area will be retained. A tree survey has been undertaken at the feasibility stage and while it is noted that a number of trees are to be removed, with the exception of scrub and light trees, it is the intention to retain trees where possible.

2. The level of the proposed link road commences at 19.82m on the L-1401-0 and fall to 17.85m on entry to the main site. The proposed level at the top of the link road is 19.74m (a drop of 0.08m) and 18.20m at the culvert crossing (rise of 0.35m). Proposed road levels along the adjacent property will be slightly lower, (18.56m existing, 18.50m proposed). It the intention to follow the existing contour, deviating slightly to ensure road gradients are in line with current regulations.
3. Following a discussion with the Roads department of Limerick City & County Council, a review of the sightlines was undertaken. Drawing no. 18011/SK01, gives details of a kerb realignment which allows the sightline of be achieved. The proposed junction is located on the L-1401-0 and is within a 50km/h speed zone. In accordance with TII doc 03031, table 10.3, assuming a design speed of 60 km/h and taking two steps below the desirable minimum on the basis that traffic calming measures are also proposed to enforce the local speed limits, a sightline of 50m is both required and achieved. To the south of the proposed junction, it is proposed to install a table top ramp. As noted on a number of submission, while a speed limit of 50km/h is set for this area, it is implied that this speed limit is not obeyed by road users. The installation of the ramp will ensure a reduction in speed and therefore benefit existing dwellings on the east and west of the proposed junction. As part of the master plan for Patrickswell and in particular, proposed future connectivity routes, a pedestrian crossing to the north of the proposed junction is proposed. To achieve this, the proposed footpath and cycle lane have been relocated to the north of the proposed access road, which will give continuity to any future link to the existing national school. As per design requirements, tactile paving and pedestrian crossing lights are proposed.
4. As previously noted, no dwellings will be constructed within the area zoned openspace/recreation.
5. Noted.
6. Noted.

Planning Authority Comments:

Noted and actions to be attached.

SUB (7) Bryan Liston

Submission description:

Submission received by Bryan Liston on the 19th September, 2018.

Submission Summary:

1. Elimination of Privacy
2. Impact of proposed new road and lighting system
3. Removal of a complete tree line
4. Outdated maps and aerial photographs
5. Interpretation of the zoning map.
6. EIS Requirements
7. Ecological Impact Assessment
8. Final word

Design and Delivery Comments:

1. To the south of the proposed development, existing ground levels are on average 18.5m. All proposed finished floor levels in this area are 18.5m. Existing ground levels to the centre of the proposed development range from 18.8m down to 17.4m. Proposed finished floor levels range from 18.5m to 17.4m. To the north of the proposed development, existing ground levels range from 17.4m down to 15.53. Proposed finished floor levels range from 17.07m to 15.975m. It should be noted that the proposed units to the north of the proposed development do not overlook any existing houses. The levels in this area have been raised slightly due to flooding concerns, however, the rise in level is merely 0.445m.

All floor levels proposed have been designed to follow the existing contours, however in some cases, the levels are lower than those existing. This application ties into an adjacent development, currently with the planning authority, and therefore levels set are based on link road gradients and high flood levels as recorded by the OPW. It is further noted that, to reduce finished floor levels any further, existing trees, which in accordance with the tree survey are to be retained, will be negatively impacted and may result in some being undermined.

2. Following a discussion with the Roads department of Limerick City & County Council, a review of the sightlines was undertaken. Drawing no. 18011/SK01, gives details of a kerb realignment which allows the sightline to be achieved. The proposed junction is located on the L-1401-0 and is within a 50km/h speed zone. In accordance with TII doc 03031, table 10.3, assuming a design speed of 60 km/h and taking two steps below the desirable minimum on the basis that traffic calming measures are also proposed to enforce the local speed limits, a sightline of 50m is both required and achieved. To the south of the proposed junction, it is proposed to install a table top ramp. As noted on a number of submissions, while a speed limit of 50km/h is set for this area, it is implied that this speed limit is not obeyed by road users. The installation of the ramp will ensure a reduction in speed and therefore benefit existing dwellings on the east and west of the proposed junction.

As part of the Local Area Plan for Patrickswell and in particular, proposed future connectivity routes, a pedestrian crossing to the north of the proposed junction is now proposed. To achieve this, the proposed footpath and cycle lane have been relocated to the north of the proposed access road, which will give continuity to any future link to the existing national school. As per design requirements, tactile paving and pedestrian crossing lights are proposed.

3. Prior to the commencement of the development, it is proposed to submit for approval a full landscaping layout. Trees along the eastern boundary will be retained where possible.
4. Site location maps and site layout maps used as part of this application are based on topographical surveys undertaken within the last 12 months. The aerial photograph used in the planning report, merely identifies the site in the context of the village of Patrickswell. The topographical survey, AA Screening, Flora & Fauna and trees survey reports should be used to identify the location of trees and other various elements within the site.
5. All site layouts clearly show that to the west of the proposed development, the openspace/recreational area is being maintained. It is proposed to install a 2m wide grit path along the banks of the river for the benefit of the village of Patrickswell for the purposes of riverside walks through the openspace.
6. An EIS is not required for this development
7. While the assessment was carried out in February, the Ecologist has fully reviewed the conservation concerns and commented as follows –

February is outside the suitable season for surveying breeding birds. Wood Pigeon *Columba palumbus*, Starlings *Sturnus vulgaris*, Dunnock *Prunella modularis*, Greenfinch *Carduelis chloris*, Blackbird *Turdus merula*, Wren Troglodytes troglodytes, Rook *Corvus frugilegus*, and Snipe *Gallinago gallinago* were recorded during the survey. These are likely to be breeding within the areas of scrub, hedgerow or treeline (with the exception of Snipe, which is likely to have been a winter visitor as it does not nest in intensively grazed farmland). With the exception Snipe, which is of medium conservation concern, these species are of low conservation concern Colhoun & Cummins, 2013).

8. Noted in comments 1 to 7 above.

Planning Authority Comments:

Noted and actions to be attached.

SUB (8) Jean Liston

Submission description:

Submission received by Jean Liston on the 19th September, 2018.

Submission Summary:

1. Ms. Liston noted the development would cause road congestion, hazard due to the bends, over population of Patrickswell and lack of services.
2. Ms. Liston noted overlooking of private dwellings, encroachment on the green area and
3. Ms. Liston noted the close proximity of the development to an area identified as a flood zone.

Design and Delivery Comments:

1. It is not believed that the addition of 24 houses will casue congestion of the L-1401-0.

Following a discussion with the Roads department of Limerick City & County Council, a review of the sightlines was undertaken. Drawing no. 18011/SK01, gives details of a kerb realignment which allows the sightline of be achieved. The proposed junction is located on the L-1401-0 and is within a 50km/h speed zone. In accordance with TII doc 03031, table 10.3, assuming a design speed of 60 km/h and taking two steps below the desirable minimum on the basis that traffic calming measures are proposed to enforce the local speed limits, a sightline of 50m is both required and achieved. To the south of the proposed junction, it is proposed to install a table top ramp. As noted on a number of submission, while a speed limit of 50km/h is set for this area, it is implied that this speed limit is not obeyed by road users. The installation of the ramp will ensure a reduction in speed and therefore benefit existing dwellings on the east and west of the proposed junction. As part of the Local Area Plan for Patrickswell and in particular, proposed future connectivity routes, a pedestrian crossing is proposed to the north of the proposed junction. To achieve this, the proposed footpath and cycle lane have been relocated to the north of the proposed access road, which will give continuity to any future link to the existing national school. As per design requirements, tactile paving and pedestrian crossing lights are proposed.

A meeting has taken place with repercentatives of the Patrickswell community. Provision of services were discussed, with further discussions to take place.

2. Required distances have been maintained from the rear of the existing dwelling houses to the proposed development.

The area as zoned openspace/recreation on the local area plan will be maintained

3. As per the OPW flood maps, the area zoned openspace/recreation is located on lands identified as area subject to potential flooding. As per two above, we will not be constructing any housing in this area.

Planning Authority Comments:

Noted and actions to be attached.

SUB (9) Operations (Roads) Department, Limerick City & County Council

Submission description:

Submission received by the Roads Department on the 7th September 2018.

Submission Summary:

Roads & Public Lighting

1. Roads Department noted that insufficient detail was available and therefore comments could not be issued.

Surface Water Drainage

2.
 - a) Soakways in the back gardens is not acceptable.
 - b) Attenuation to be rationalised
 - c) Drainage details for the link road should be provided.
 - d) The Surface water Design should be carried out in accordance with the Greater Dublin Drainage Strategy.
 - e) Full surface water design details should be submitted along with the calculations and critical result

Design and Delivery Comments:

1. A meeting took place with the Roads Department on 25th September 2018. It was agreed that a review of the junction would take place. This information was issued to the roads department on 3rd October 2018. Details of road make-up, drainage and public lighting will be submitted for approval prior to construction/tender stage.
2.
 - a) Noted. This detail will be reviewed.
 - b) Noted
 - c) Noted. Details to be issued and agreed prior to construction.
 - d) Noted.
 - e) Noted. Details to be issued and agreed prior to construction.

Planning Authority Comments:

Noted and actions to be attached.

5.0 Conclusion

The proposed development is considered to be acceptable in principal and shall be carried out in accordance with the actions for the Local Authority hereby attached. It is considered that the proposed development is in accordance with policies of the *Limerick County Development Plan 2010 – 2016* and *Patrickswell Local Area Plan 2015-2021*, 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 7th August, 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 07/08/2018 and drawings number 18011/SK01 received on 09/10/2018 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 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. All aspects of the development shall comply with the details set out in the Irish Water Report on file dated 3/10/2018.

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.
 - (a) Prior to the commencement of any development on site the Applicant shall submit plans and elevations for all boundary treatments proposed on site to include front of dwelling and rear divisional boundaries for written agreement of the Planning Authority. Details to include materials and finishes.
 - (b) A 2-metre high privacy wall shall be constructed along the dividing boundary between houses. The wall shall be solid block, capped and rendered. Where there is a difference in ground levels between this site and adjoining properties, the level shall

be taken as their average level. Screen walls abutting open space or estate roads shall be plastered and capped with piers.

(c) All existing hedged on site shall be retained and used in the garden or estate boundaries, these shall be reinforced with additional planting, and a temporary timber screen fence shall be erected pending the established of the additional screen planting.

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

11. Prior to the commencement of any development on site the Applicant shall submit a Landscaping Plan indicating the location of on-street tree planting stands, trees species and the number of trees and hard landscaping proposed for written agreement of the Planning Authority. The agreed work shall be completed before any of the dwellings are made available for occupation.

Reason: In order to ensure the satisfactory development of the public open space areas and their continued use for this purpose

12. Prior to commencement of development, the developer shall submit for the written agreement with the Planning Authority details relating to bin storage for the development.

Reason: In the interest of traffic and pedestrian safety

13. (a) The water main service connection to each residential unit shall be fitted with an individual boundary box including a stopcock and provision for a water meter in accordance with Irish Water/Uisce Eireann requirements.
(b) Each house shall have its own independent foul and surface water sewer connections to the main foul and surface water sewers.

Reason: In the interest of proper planning and orderly development

14. Prior to commencement of development on site the Applicant shall submit for the written agreement of the Planning Authority the exact kerblines, road width along with traffic calming details and the pedestrian crossing details along the Clarina Road.

Reason: In the interest of proper planning and orderly development

15. 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.
 - (iv) Lighting design for the realigned section of the Clarina Road and access road junction shall be provided.

Reason: In the interest of public safety

16. 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

17. Prior to commencement of development, the developer shall submit for the written agreement with the Planning Authority details/proposals for traffic calming measures and footpaths to be implemented on the roads throughout the estate and appropriate linkages to the adjoining permitted development under 17/1083 and 18/346.

Reason: In the interest of traffic and pedestrian safety

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

Reason- In the interests of public safety and residential amenity

19. Prior to the commencement of this development the site developer or appointed contractor shall submit to the Planning Authority 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

20. Appropriate road markings and traffic signage shall be provided and maintained on all newly constructed roads.

Reason- In the interests of public safety and residential amenity

21. In relation to Surface Water Drainage, the applicant shall address for the written agreement of the Planning Authority prior to the commencement of development the following:

- a) Soakways in the back gardens are not acceptable
- b) Attenuation proposals to be rationalised
- c) Drainage details for the link road shall be provided

- d) The Surface water Design shall be carried out in accordance with the Greater Dublin Drainage Strategy
- e) Full surface water design details shall be submitted along with the calculations and critical results
- f) Details of Class 1 by-pass separator and attenuation tanks to be provided.

Reason: In the interest of proper planning and orderly development.

22. A 5m wide strip of land running parallel with Channel no. C1/10/4 shall be provided and shall not be landscaped in order to provide for access to allow maintenance.

Reason: In the interest of proper planning and orderly development.