



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Seirbhísí Dearaidh agus Soláthair,
Comhairle Cathrach agus Contae Luimnigh,
Ceanncheathrú Chorpáraideach,
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

25th October 2018

To the Cathaoirleach and each member of the Municipal District of Newcastle West

Re: Part VIII Planning Report for the construction of 6 residential units at Colbert Terrace, Abbeyfeale, Co. Limerick.

A Chomhairleoir, a chara,

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

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

Mise le meas,

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 the following:

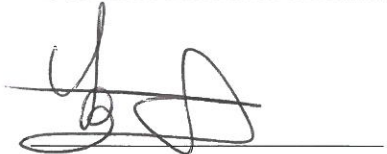
- (a) Provision of 6 no. two storey two-bed residential housing units
- (b) Refurbishment of existing house fronting onto New Street
- (c) Hard landscaping including; rear gardens, and boundary walls
- (d) Soft landscaping including; planting
- (e) Connection to public utilities
- (f) All associated site works

At: Colbert Terrace, Abbeyfeale, Co. Limerick

Planning Reference No. 18/8013

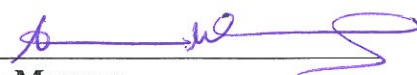


**Donogh O' Donoghue
A/ Senior Executive Planner**



**Stephane Duclot
A/ Senior Planner**

Pursuant to Section 179 3(a) of the Planning & Development Act 2000 (as amended) this report is submitted to the members of Limerick City & County Council. In accordance with Section 179(4) (b) of the above Act, it is proposed to proceed as indicated in Section 6 of this report.



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

Date: 25th Oct 2018

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 site is located on Colbert Terrace, Abbeyfeale, Co. Limerick, and the site is approx. 0.11ha and 150m north of the town centre. There is currently a two storey terraced dwelling and a two storey end of terrace residential dwelling with long rear gardens and outbuildings fronting onto New Street and an area fronting onto Colbert Terrace which is not developed and has mature trees.

The proposal has been revised by the Design and Delivery Section of Limerick City & County Council (LCCC) to provide for the retention and refurbishment of dwelling fronting onto New Street, and the provision of 6 no. two storey two-bed dwellings on Colbert Terrace. It should be noted that a previous Part 8 application 17/8019, Abbeyfeale Traffic Management Plan provided for the demolition of the adjoining end of terrace dwelling fronting onto New Street.

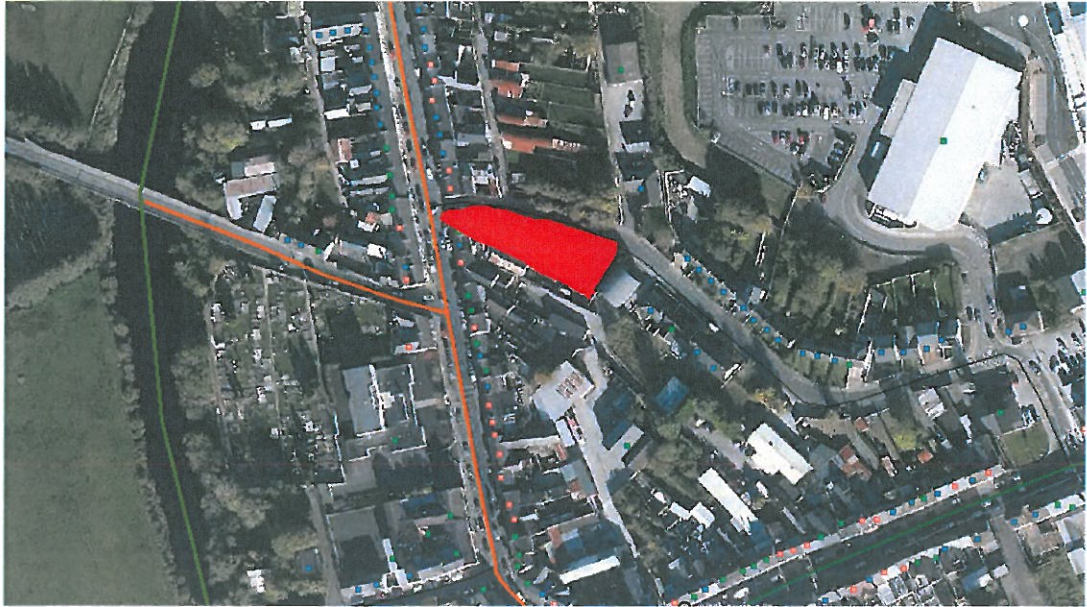
The site is zoned town centre in the Abbeyfeale Local Area Plan 2014-2020. The site is not part of the flood zone as identified on CFRAMS mapping.

The site is east of the Lower River Shannon SAC (Feale River) which flows through Abbeyfeale.

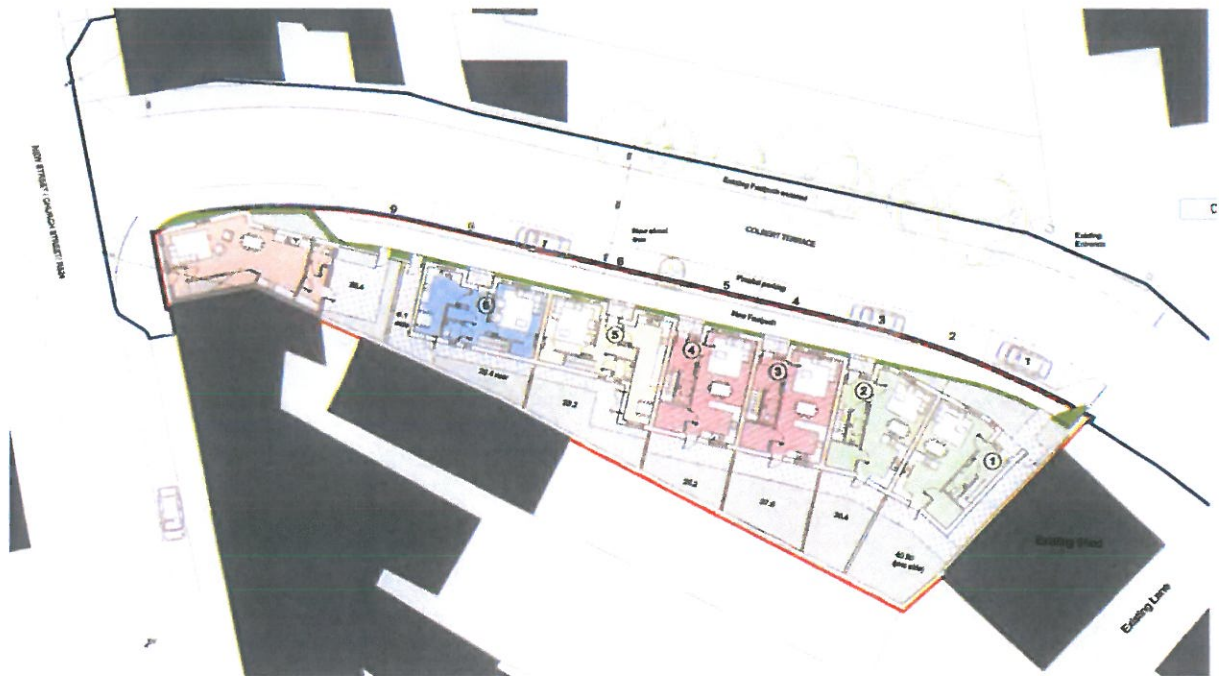
Under this planning application the Applicant, Design & Delivery Services, Limerick City & County Council proposes the following:

- (a) Provision of 6 no. two storey two-bed residential housing units
- (b) Refurbishment of existing house fronting onto New Street
- (c) Hard landscaping including; rear gardens, and boundary walls
- (d) Soft landscaping including; planting
- (e) Connection to public utilities
- (f) All associated site works

The plans and particulars went on public display from the 27th of July 2018. Submissions and observations had to be submitted by 26th September 2018.



Site location



Site Layout



Proposed front elevation onto Colbert Terrace (accessing directly onto proposed public footpath)



Houses to be refurbished

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

Limerick County Development Plan 2010 – 2016 (CDP)

Abbeyfeale is a Tier 3 town in County Limerick, and defined as a centre on a transport corridor. The following CDP policies shall apply:

Policy HOU P 3: High quality living environment

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

Policy HOU P 6: Existing residential areas

It is a 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 outlines in chapter 3 of this Plan; and
- (c). using powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

Objective HOU 01: Density of Residential developments

It is the objective of the Council to:

- (a). Promote, where appropriate, increased residential density in exercise of its development management function, and in accordance with the ‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ and the accompanying ‘Urban Design Manual’, DEHLG, May 2009.
- (b). Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in re-development of backlands and centrally located brownfield sites.

Objective HOU 013: Residential development design

It is the objective of the Council to have regard to the ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual’, DEHLG, May 2009 and the settlement strategy as set out in chapter 3 of this Plan, to assess any proposals for multiple unit housing developments in urban areas, towns and villages.

Objective HOU 017: Re-utilisation of redundant or obsolete urban structures

It is the objective of the Council to promote the re-utilisation of suitable redundant or obsolete structures in appropriate cases.

Abbeyfeale Local Area Plan 2014-2020 (LAP)

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

- Map 1 - Land Use Zoning – the site is identified as ‘Town Centre’.
- Table 11.2 - Land use zoning matrix – development of dwellings is an acceptable land use on this zoning.

The following LAP policies shall apply:

Objective H4: Infill development, restoration and town renewal

It is an objective of the Council to:

- (a) Encourage living in the town centre by the promotion of residential uses over businesses.
- (b) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- (c) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the eighteenth and nineteenth century streetscapes.
- (d) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.
- (e) Have regard to the guidance on the Opportunity Areas in Chapter 10 of this plan.

Objective EH4: Tree protection and nature conservation

It is the objective of the Council to protect mature trees. Development that requires the felling or harming of such trees shall not normally be permitted unless otherwise supported by a tree survey report establishing that the subject trees are of no ecological or amenity value. Such report shall be undertaken by a suitably qualified and competent person.

Objective EH8: Adaptation to climate change

It is an objective of the Council to promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the uses of fossil fuels and maximises the use of local and renewable resources.

3.1 Habitats Directive Project Screening Assessment

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

| | |
|--|------------------------------------|
| Construction Phase: Yes | Ex-situ effects: |
| Are effects significant? Yes | Are effects significant? No |
| Are substantial works required: Yes | Run-off: |
| Are effects significant? No | Are effects significant? No |
| | Abstraction: |

| | |
|---|--|
| Operating phase effects: Are effects significant? No | Are effects significant? No Displacement: Are effects significant? No |
|---|--|

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. bog and 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 (River Feale)</i> | Yes – the site is approx.. 99m west of the SAC |
| 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 (Feale River)</i> | Yes – the site is approx. 99m west of the SAC |
| 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> Name of site: <i>Lower river Shannon SAC (Feale River)</i> | Yes – the site is approx. 99m west of the SAC |
| 4 | Impacts on birds in SPAs | <i>Is the development within 1km of a Special Protection Area</i> Name of site: No site | No |
| | Cumulative effects | Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development | An AA Screening Report was submitted on file – No |

| | | | |
|--|--|--|-------------------------------|
| | | significantly increase the impacts listed above: | cumulative effects identified |
|--|--|--|-------------------------------|

An Appropriate Assessment Screening Report was submitted as part of this application prepared by Openfield Ecological Services. The screening has determined that an appropriate assessment is not required. The site visit by Openfield Ecological Services notes the site comprises low value biodiversity habitats. 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 areas. While they are in the hydrological catchment of the River Feale there are no impacts that can be considered significant with regard to the conservation objectives of the Lower River Shannon SAC.

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.

4.0 Submissions with respect to the proposed development

A total of 25 no. written submissions/observations were received and are listed as follows:

| No. | Name |
|-----|--|
| 1 | Fire Department, Limerick City and County Council |
| 2 | Irish Water |
| 3 | Environmental Section, Planning & Environmental Services, Limerick City and County Council |
| 4 | Frank Dennison |
| 5 | David Ward |
| 6 | Donal Murphy |
| 7 | Eamon Roche |
| 8 | James Done |
| 9 | Jim Lane |
| 10 | Kathleen Leahy |
| 11 | Elena Clancy |
| 12 | Matt Doody |
| 13 | Jimmy Lane |
| 14 | Therese Dore |
| 15 | New Street Resident Association |
| 16 | Transport Infrastructure Ireland |
| 17 | Mid-West National Roads Design Office |
| 18 | Billy Ahern |
| 19 | Cathy Sheehy |
| 20 | Martin O'Connell |
| 21 | Tom O'Connell |
| 22 | Fealeside Veterinary Hospital |
| 23 | Ger O'Keeffe |
| 24 | Mary McGin |
| 25 | Mary Downey |
| 26 | Central Services, Limerick City and County Council |

Submissions: PI Ref. 18/8013

SUB (1) Fire Department, Limerick City and County Council

Submission description:

Submission received by the Fire Department on the 24th September 2018.

Submission Summary:

1. All works shall comply with the Building Regulations Part B 2017.
2. Access and use of dwellings shall be in accordance with Section 3 of the TGD M 2010.

Design and Delivery Comments:

1. Item Noted.
2. Item Noted.

Planning Authority Comments:

Noted.

SUB (2) Irish Water

Submission description:

The Irish Water submission received on the 28th September 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 IW notes the Applicants Engineer shall ensure suitable ground conditions.
- 3 IW notes that all gullies are to be trapped.
- 4 IW notes the details of certification by the Applicants Engineer on completion of the works.
- 5 IW notes their requirements in relation to CCTV survey and condition reports
- 6 IW notes details in relation to sealed manhole covers
- 7 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.

Surface Water:

- 1) Item noted.

Planning Authority Comments:

Appropriate actions to be attached.

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

Submission description:

The Environment section submission received on the 15th October 2018.

Submission Summary:

1. Submit a Refurbishment Demolition Asbestos Survey.
2. 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. An RDAS will be submitted prior to the commencement of works.
2. Waste Management plan will be agreed prior to commencement of the development
 - a) Noted.
 - b) Noted.
 - c) Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (4) Frank Dennison

Submission description:

Submission received by Frank Dennison on the 6th October 2018.

Submission Summary:

1. There is no provision for Parking,
2. The density is not acceptable,
3. Refuse bins will have to be brought through the house,
4. The children of these families will be obliged to walk onto a busy road.

Design and Delivery Comments:

1. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
2. The design of each unit is carried out in strict accordance with department guidelines, ensuring rooms sizes meet minimum areas. It is further noted that all private open space must comply with minimum areas and this has been provided in this proposal.
3. It is standard practice in terrace housing to transport refuse bins through the dwelling.
4. Access from all dwelling houses will lead to a public footpath. No dwelling accesses to a public roadway. The location of the now proposed parking will create a larger buffer zone between to front of the dwellings and the public roadway, a distance of 4.5m. It is further noted that the proposed development is similar to the existing dwelling houses along New Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (5) David Ward

Submission description:

Submission received by David Ward on the 5th October 2018.

Submission Summary:

1. There is no room to facilitate parking,
2. The town treatment system is insufficient to meet current demands,
3. Storm water flooding in Colbert Terrace and New Street.
4. The existing derelict terraced houses in Colbert Terrace could be refurbished.

Design and Delivery Comments:

1. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of

the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.

2. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedroomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
3. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.
4. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (6) Donal Murphy

Submission description:

Submission received by Donal Murphy on the 9th October 2018.

Submission Summary:

1. Safety of adults and children coming onto the road from parked vehicles,
2. Storm and foul sewer capacity,
3. Existing loading bay opposite Lanes shed, which is required to be retained.
4. Sufficient sightlines for the new houses,
5. Has a TIA been carried out,
6. Adequate car spaces for the new houses.

Design and Delivery Comments:

1. Access from all dwelling houses will lead to a public footpath. No dwelling accesses to a public roadway. The location of the now proposed parking will create a larger buffer zone between to front of the dwellings and the public roadway, a

distance of 4.5m. It is further noted that the proposed development is similar to the existing dwelling houses along New Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.

2. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedroomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
3. Item Noted.
4. Parallel parking is being proposed and therefore traditional sightlines are not a requirement.
5. It is not proposed to have any direct vehicular access from the proposed units onto Colbert Terrace and therefore a TIA is not required.
6. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (7) Eamon Roche

Submission description:

Submission received by Eamon Roche on the 4th October 2018.

Submission Summary:

1. Extremely busy stretch of road,
2. Local business owners have entrances from this area,

3. A busy Crèche is also located on the road,
4. Local HSE dispensary also increases the traffic congestion,
5. Local traffic use this road to get and return from Tesco,
6. No off street parking will constitute a traffic safety hazard
7. Visitor will also need parking spaces.
8. Are two bedroomed units suitable given the ago group of residents on Church Street, New Street and Colbert Terrace.

Design and Delivery Comments:

3. Item Noted.
3. Item Noted.
4. Item Noted
5. LCCC believe that commencing the widening of the existing roadway is of great importance given the existing congestion issues.
6. Item noted with similar comment as number 4 above.
7. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
8. See Item 6 above.
9. Current demand in the Abbeyfeale area has shown a need for 2 bed 4 person dwellings.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (8) James Done

Submission description:

Submission received by Jim Done on the 8th October 2018.

Submission Summary:

1. Colbert is a very busy road and will get busier when road widening is complete,

2. Building in the back garden of a dwelling house purchased for road widening purposes is not safe and practical,
3. There is no safe area for kids to play or space outside the houses for residents to use,
4. Where are resident to park,
5. The town water is known to be below standards required,
6. The waste water treatment plant of the town is insufficient,
7. Storm water flooding has been a problem on Colbert Terrace,
8. There is a row of derelict houses on the opposite side of Colbert Terrace, which would be a safer and more spacious.

Design and Delivery Comments:

1. LCCC believe that commencing the widening of the existing roadway is of great importance given the existing congestion issues.
2. The corner unit purchased by LCCC will be demolished as granted permission under Pl. Ref No. 17/8019, and the road widening facilitated within its footprint and rear garden.
3. Access from all dwelling houses will lead to a public footpath. No dwelling accesses to a public roadway. The location of the now proposed parking will create a larger buffer zone between to front of the dwellings and the public roadway, a distance of 4.5m. It is further noted that the proposed development is similar to the existing dwelling houses along New Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.
4. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
5. Item Noted. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.
6. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedroomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows

from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.

7. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.

8. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (9) Jim Lane

Submission description:

Submission received by Jim Lane on the 9th October 2018.

Submission Summary:

1. Original plans to widen the New Street and Colbert Terrace junction did not include a housing development as part of the improvement works,
2. There is no allocation for parking spaces associated with the proposed development,
3. Insufficient capacity of the sewage treatment facilities,
4. Water treatment plant issues,
5. The proposed housing is creating unnecessary densification of the respective site,
6. Local support to transfer funding to an existing scheme across the road.
(See Appendix I)

Design and Delivery Comments:

1. Pl. Ref No. 17/8019 applied for the demolition of the existing corner unit and road widening works and indeed did not consider the now proposed housing. As a result Pl. Ref 18/013 is a new application specifically dealing with the proposed housing development.
2. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.

3. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
4. Item Noted. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.
5. The design of each unit is carried out in strict accordance with department guidelines, ensuring rooms sizes meet minimum areas. it is further noted that all private open space must comply with minimum areas and this has been provided in this proposal.
6. Item Noted. The derelict funding program and the social housing program are separate funding mechanism and therefore it is not possible to transfer monies from this project to a different program.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (10) Kathleen Leahy

Submission description:

Submission received by Kathleen Leahy on the 9th October 2018.

Submission Summary:

1. Colbert is a very busy road and will get busier when road widening is complete,
2. Building in the adjacent site of a house purchased for road widening purposes is not a good idea, there is no safe place for children to play or people to congregate with minimal yard space,
3. There is no parking allocated,
4. The town water is known to be below standards required,
5. The waste water treatment plant of the town is insufficient,
6. Storm water flooding has been a problem on Colbert Terrace,
7. There are derelict houses further up Colbert Terrace which could be refurbished.

Design and Delivery Comments:

1. LCCC believe that commencing the widening of the existing roadway is of great importance given the existing congestion issues.
2. There are no minimum size criteria relating to private open space provision in the CDP. However, all private open space is in accordance with Department standards and minimum requirements have been met.
3. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
4. Item Noted. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.
5. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.021/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
6. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.
7. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (11) Elena Clancy

Submission description:

Submission received by Kathleen Leahy on the 9th October 2018.

Submission Summary:

1. Colbert is a very busy road and will get busier when road widening is complete,
2. Building in the adjacent site of a house purchased for road widening purposes is not a good idea, there is no safe place for children to play or people to congregate with minimal yard space,
3. There is no parking allocated,
4. The town water is known to be below standards required,
5. The waste water treatment plant of the town is insufficient,
6. Storm water flooding has been a problem on Colbert Terrace,
7. There are derelict houses further up Colbert Terrace, which could be refurbished.

Design and Delivery Comments:

1. LCCC believe that commencing the widening of the existing roadway is of great importance given the existing congestion issues.
2. There are no minimum size criteria relating to private open space provision in the CDP. However, all private open space is in accordance with Department standards and minimum requirements have been met.
3. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
4. Item Noted. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.
5. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm

water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.

6. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.

7. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (12) Matt Doody

Submission description:

Submission received by Matt Doody on the 9th October 2018.

Submission Summary:

1. Traffic congestion is an issue in Abbeyfeale with the road widening of Colbert Terrace proposed to ease this congestion, however the proposed housing development, without rear garden access, threatens same,
2. Lack of parking,
3. Social housing is not acceptable on a site intended for road widening,
4. Site would be ideal for car parking instead of housing,
5. There are derelict houses further up Colbert Terrace which could be refurbished.

Design and Delivery Comments:

1. The proposed housing development should not impact the proposed road widening scheme. 1.8m wide footpaths are proposed either side of a 6.0m wide road. The proposed parallel parking should ensure that no kerbside parking occurs therefore leaving a clear passage along Colbert Terrace. In relation to the rear garden access, proposed end units will have access to the rear externally. Terrace dwelling houses by their nature will not have access to the rear externally; however, this type of house has proved very popular. It is noted that existing houses on New Street are terrace houses, with similar rear garden access to the houses proposed.
2. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.

3. The site under consideration as part of this planning application was never intended to be used for the purposes of road widening. The site of the road widening, as per Pl. Ref. 17/8019, included the existing corner dwelling and associated rear garden.
4. A theme of all observations submitted to this planning application, is large volume of traffic proposed to use this road on completion of the road widening. The use of parallel parking now proposed, should ensure minimal disruption of traffic using the widened Colbert Terrace. However, if the application site was to be used as a public car-park, major disruption can be envisaged due to perpendicular access points, and a large accumulation of cars in this area.
5. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (13) Jimmy Lane

Submission description:

Submission received by Jimmy Lane on the 9th October 2018.

Submission Summary:

1. Density of housing and lack of provision of adequate sustainable living space,
2. No parking provided,
3. Disruption to traffic during the development,
4. The type of housing does not meet the standards set out in the Development plan,
5. Capacity of the Treatment system,
6. Overflow of storm water to the main drainage seems to be in adversity with Local Government plans,
7. Provision of a burial ground in Abbeyfeale due to percolation issues.

Design and Delivery Comments:

1. There are no minimum size criteria relating to private open space provision in the CDP. However, all private open space is in accordance with Department standards and minimum requirements have been met.
2. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.

3. The proposed Colbert Terrace road widening scheme will be constructed as part of the proposed housing development. It is proposed that during the road/house construction works, Colbert Terrace will be closed.
4. Note item 2 above.
5. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.021/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
6. It is noted by Mr Lane that attenuation with overflow to the main drainage does not conform with Local Government Plans. Please note, Objective IN O41: Sustainable Urban Drainage systems, Section 10.12 – flooding, both from the county development plan and Objective IN 3: Surface water disposal of the Abbeyfeale Local Area Plan. As previously noted, we will be employing Sustainable Urban Drainage Systems as part of this development in the form of attenuation.
7. Design & Delivery are not aware of percolation results undertaken as part of burial ground investigations.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (14) Therese Dore

Submission description:

Submission received by Therese Dore on the 7th October 2018.

Submission Summary:

1. Submission noted proposed works to be undertaken to Colbert Terrace and as a result traffic will get busier,
2. Building in the adjacent site of a house purchased for road widening purposes is not a good idea. It is noted that no parking exists, there is no safe place for children to play and no space outside the proposed houses,
3. No Parking provided,
4. Town water system is below standard,
5. Capacity of the Treatment system,
6. Flooding of New Street and Colbert Terrace,

7. There are derelict houses on Colbert Terrace, which could be refurbished.

Design and Delivery Comments:

1. Item Noted.
2. It is noted that existing houses on New Street are terrace houses, which access directly onto the public footpath. This is similar to the Colbert Terrace proposal. There are no minimum size criteria relating to private open space provision in the CDP. However, all private open space is in accordance with Department standards and minimum requirements have been met.
3. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
4. Item Noted. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.
5. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedroomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
6. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.
7. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (15) New Street Resident Association

Submission description:

Submission received by New Street Resident Association on the 24th September 2018.

Submission Summary:

1. The submission noted the application shows the existing dwelling house to be demolished. However, residents were informed that this building would be retained.

Design and Delivery Comments:

1. Further to a structural review of the existing building, residents were informed that LCCC would go to great lengths to retain the said building, however, due to the use of sea sand mortar, binding the stone work forming the external walls, and taking into consideration the demolition of the adjoining corner unit as part of the road widening, we cannot guarantee that this building will remain in place. To ensure compliance with planning regulations, in the event of the collapse of the existing dwelling, permission would be in place to allow a rebuild.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (16) Transport Infrastructure Ireland

Submission description:

Submission received by Transport Infrastructure Ireland on the 29th September 2018.

Submission Summary:

1. No specific observations made.

Design and Delivery Comments:

1. No Comment.

Planning Authority Comments:

Noted.

SUB (17) Midwest Roads

Submission description:

Submission received by Midwest Roads on the 1st October 2018.

Submission Summary:

1. No specific observations made.

Design and Delivery Comments:

1. No Comment.

Planning Authority Comments:

Noted.

SUB (18) Billy Ahern

Submission description:

Submission received by Billy Ahern on the 10th October 2018.

Submission Summary:

1. Lack of Consultation.
2. Health & Safety – Traffic Management,
3. Health & Safety – Access & Egress,
4. Health & Environmental Pollution.

Design and Delivery Comments:

1. A meeting took place on the 13th September 2018 with a number of the New Street Residents Association. A full public consultation took place on the 2nd October 2018. In accordance with Part 8 planning requirements, Public and site notices were in place during the planning process, a copy of the application was available for viewing in Merchants Quay, Dooradoyle and in the Public Library in Abbeyfeale.
2. Item Noted.
3. It is noted that existing houses on New Street are terraced houses, which access directly onto the public footpath. This is similar to the Colbert Terrace proposal. In relation to parking, access and egress is not an issue as we are proposing parallel car-parking.
4. The observation notes a maximum rainfall per annum of 1,270mm and that storm water enters the sewage system. The closest weather station to the village of Abbeyfeale is located in Shannon Airport. The mean rainfall recorded from 2015 to 2018 is 977.5mm. A Part 8 planning permission (Ref. 17/8019) has been

granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.02l/sec. It is proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (19) Cathy Sheehy

Submission description:

Submission received by Cathy Sheedy on the 04th October 2018.

Submission Summary:

1. In the recap section of the observation, it is noted that details of the traffic management plans for Colbert Terrace are not available,
2. Impact on the current residents, businesses and community,
3. Safety of residents due to lack of parking,
4. Parking to front of houses which will restrict sightlines,
5. Congestion of traffic due to on street parking,
6. The proximity of the houses relative to the road is a safety concern,
7. Additional loading on the sewage treatment system from as a result of the proposal,
8. Run-off from the existing infrastructure causes flooding during heavy rain events,
9. The existing architectural heritage should be preserved on New Street & Church Street,
10. Compliance with Part B of the Building Regulations due to rear garden lengths,
11. Access to hydrants opposite the proposed development,
12. Site access causing the closure of Colbert Terrace,
13. Existing derelict housing in Abbeyfeale.

Design and Delivery Comments:

1. Part 8 planning permission for the road widening was granted under Pl. Ref. No. 17/8019. Therefore details of the road widening are outside the scope of this application.
2. We do not believe the addition of 6 dwelling units will impact the local residents. As part of the construction of the houses, a road widening will take place, footpaths installed, storm water attenuated, all which will provide much wanted traffic relief in the area. The houses themselves will provide a new streetscape on Colbert Terrace, thereby increasing the appeal of this street.

3. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
4. Parallel parking is being proposed and therefore traditional sightlines are not a requirement.
5. Please note: the proposal following resident concerns will see 9 car spaces parallel to the footpath. this will not impact on road widening works. Pl. Ref. 17/8019 granted permission for a 6.0m wide road, this dimension remains.
6. The proposed development is similar to the existing dwelling houses along New Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.
7. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedroomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
8. Item addressed in 7 above.
9. The façade of the unit on New Street will be retained where possible. If, during the demolition of the corner unit, the stability of the existing house comes into question, reconstruction will mirror existing.
10. All proposed units are designed in accordance with TGD Part B.
11. The proposed Colbert Terrace road widening scheme will be constructed as part of the proposed housing development. It is proposed that during the road/house construction works, Colbert Terrace will be closed.
12. See response 11 above.
13. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (20) Martin O Connell

Submission description:

Submission received by Martin O Connell on the 9th October 2018.

Submission Summary:

1. Safety due to traffic flows in Abbeyfeale,
2. Density and provision of suitable housing,
3. Sewage issue due to existing capacity,
4. Flooding of new street,
5. Parking necessity for the proposed houses.

Design and Delivery Comments:

1. The proposed housing development will front onto a public footpath with a 2.4m wide buffer zone (Car-space) between the footpath and roadway. Based on observations received, it has been noted on numerous occasions that traffic flows on New Street/Church Street are high. The proposed development is similar to the existing dwelling houses along New Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.
2. The design of each unit is carried out in strict accordance with department guidelines, ensuring rooms sizes meet minimum areas. It is further noted that all private open space must comply with minimum areas and this has been provided in this proposal.
3. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows.
As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.
4. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring
5. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its

associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (21) Tom O`Connell

Submission description:

Submission received by Tom O Connell on the 9th October 2018.

Submission Summary:

1. Increase in pedestrian traffic on a road made busier by the widening,
2. Limited green space to the rear of the units and no green space to the front,
3. Sewage system capacity,
4. Flooding of Colbert Street,
5. Derelict Houses on Colbert Street.

Design and Delivery Comments:

1. It is appreciated that's pedestrian traffic will increase once the proposed houses are constructed, however, with the provision of public footpaths and parallel parking, regardless of vehicular traffic increases, and based on similarly constructed dwelling houses on New Street/Church street, we do not believe this to be a negative issue.
2. The design of each unit is carried out in strict accordance with department guidelines, ensuring rooms sizes meet minimum areas. it is further noted that all private open space must comply with minimum areas and this has been provided in this proposal. As noted in response 1 above, the proposed development is similar to the existing dwelling houses along New Street/Church Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.
3. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bed roomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised.

4. Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.
5. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (22) Fealeside Veterinary Hospital

Submission description:

Submission received by Fealeside Veterinary Hospital on the 9th October 2018.

Submission Summary:

1. Demolition of two existing units for road widening purposes.
2. Residential areas and businesses are not a good combination.
3. Sewage system capacity and water supplies are inadequate.
4. No Allocation for parking for the proposed development.
5. No playground facilities.
6. Loss of natural light, noise and disturbance issues.

Design and Delivery Comments:

1. As part of Pl. Ref 17/8019, permission was granted for the demolition of the existing corner unit and widening of Colbert Terrace as part of the Abbeyfeale Traffic management plan. That permission did not include for the demolition of a second unit for the purposes of road widening and was therefore never intended to form part of the traffic management proposal.
2. Existing units on Colbert Terrace and New Street are prodominantly residential. The lands on which it is proposed to construct the dwelling houses is zoned residential.
3. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedroomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows. As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.

4. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
5. The CDP (Table 10.1) requires the provision of 10% public open space in the case of residential development proposals on brownfield / infill sites. The CDP does state that “where the scale or nature of the development does not allow sufficient spaces for the minimum public open space requirements or where the development is close to existing or proposed public parks, the planning authority will seek financial contribution in lieu of all or part of the required open space towards the provision or improvement of open space and sport facilities in an accessible location a reasonable distance from the site”. Furthermore, section 10.5.5 of the CDP makes it clear that the development management standards set out for new residential developments may be relaxed in the case of infill developments
6. Considering the distance between the rear of the proposed houses and the veterinary Hospital, we do not believe overshadowing will be as reported. It is reported that a significant increase in traffic will be the result of the Colbert Terrace road widening and we would therefore assume that the increase in vehicular noise will surpass any noise from the proposed dwelling houses.

Planning Authority Comments:

Appropriate actions to be attached

SUB (23) Ger O`Keeffe

Submission description:

Submission received by Ger O`Keeffe on the 9th October 2018.

Submission Summary:

1. No provision for Car-Parking,
2. The plans lodged show pedestrian wicket gate access to the houses,
3. The depth of the gardens are quite limited and do not comply with LAP,
4. Inadequate details of the surface water and sewage disposal,
5. Sewage system capacity are inadequate,
6. Removal of trees within the site has not been addressed,
7. Flooding,
8. Bin Storage,
9. No provision of parking,
10. No provision of public open space,
11. Inadequate private open space,
12. Not meeting the 22m separation distance,
13. Proximity of the development to the realigned road,

14. Lack of open space,
15. Quality of housing.

Design and Delivery Comments:

1. Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
2. Item Noted.
3. The design of each unit is carried out in strict accordance with department guidelines, ensuring rooms sizes meet minimum areas. it is further noted that all private open space must comply with minimum areas and this has been provided in this proposal.
4. All details will be submitted and agreed in advance of construction phase with the appropriate departments.
5. Issues with the local drainage arise from storm water entering the foul network. A Part 8 planning permission (Ref. 17/8019) has been granted which includes for the demolition of a unit to accommodate the street widening. It is hoped that retention of the existing units, which forms part of this application, will be possible. Therefore provision is only required for 6 no. 2 bed units, which will generate a total flow of 0.037l/sec, compared to a standard 4 bedrooomed dwelling which generates a total flow of 0.02l/sec. It is further proposed to attenuate storm water run-off from the dwelling houses, therefore lessening the previous unattenuated storm water flows from the existing unit. Attenuation will be designed to ensure that the proposed storm water run-off plus the proposed foul water flow will not surpass existing flows.
As part of this planning application, details of the proposal were issued to Irish Water for comments. No objections to a connection have been raised. Issues surrounding the quality of the water supply for Abbeyfeale should be addressed by Irish Water, however no objection has been raised in relation to proposed connections.
6. It is the intention of LCCC to retain as many trees as is possible.
7. Further to a review of the OPW flood mapping for thw town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick recurring and Allaghaun Bridge Ballaugh Abbeyfeale recurring.
8. It is standard practice in terrace housing to transport refuse bins through the dwelling, where storage to the front pf the dwelling is unavailable.
9. Please refer to response no 1 above.
10. The CDP (Table 10.1) requires the provision of 10% public open space in the case of residential development proposals on brownfield / infill sites. The CDP does state that “where the scale or nature of the development does not allow sufficient spaces for the minimum public open space requirements or where the development

is close to existing or proposed public parks, the planning authority will seek financial contribution in lieu of all or part of the required open space towards the provision or improvement of open space and sport facilities in an accessible location a reasonable distance from the site". Furthermore, section 10.5.5 of the CDP makes it clear that the development management standards set out for new residential developments may be relaxed in the case of infill developments

11. There are no minimum size criteria relating to private open space provision in the CDP. However, all private open space is in accordance with Department standards and minimum requirements have been met.
12. The CDP states that "in general a minimum back to back distance between dwellings of 22 metres shall apply in order to protect privacy, sunlight and avoid undue overlooking. Reductions will be considered in the case of single storey developments and/or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting and sunlight can be achieved". However, Section 10.5.5 of the CDP makes it clear that the development management standards set out for new residential developments may be relaxed in the case of infill developments. It further notes that private open space should provide space for bin and fuels storage areas.
The long, narrow nature of the site means it is not possible to meet the preferred 22m separation distance. It should be noted however that the proposed units run side-to-back with existing neighbouring dwellings and not back-to-back. The unit types have also been designed to orientate all habitable rooms towards the street side and maintain bathrooms and stairs to the rear to prevent overlooking. Where necessary wide fronted dwelling designs are used to maximise garden space per unit. As the back of the unit is south facing there should be a good level of sunlight throughout the day.
13. The proposed development is similar to the existing dwelling houses along New Street/Church Street where access from the houses is directly onto the public footpath with parallel parking along the street. This has proved both successful and safe for residents in the said dwellings.
14. Please see response 10 above.
15. LCCC believe that the houses proposed are of a high quality in relation to type and finish. We further believe that the provision of the units, placed along the newly aligned road, will add to the character of Colbert Terrace and create passive surveillance in an otherwise sheltered area.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (24) Mary McGin

Submission description:

Submission received by Mary McGin on the 10th October 2018.

Submission Summary:

1. Existing derelict houses on Colbert Terrace,
2. Abbeyfeale has the highest level of social housing in West Limerick outside Rathkeale.
3. Increase in Anti-social behaviour in Abbeyfeale.

Design and Delivery Comments:

1. Item Noted
2. Item Noted
3. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

SUB (25) Mary Downey

Submission description:

Submission received from Mary Downey on the 02nd October 2018.

Submission Summary:

1. Density of development is too high and will evade privacy by overlooking
2. No car spaces provided
3. Flooding at junction of Church St/New St
4. Public road front site is too busy for development
5. Concern in relation to demolition of house and impact on existing dwelling/

Design and Delivery Comments:

- 1 It should be noted however that the proposed units run side-to-back with existing neighbouring dwellings and not back-to-back. The unit types have also been designed to orientate all habitable rooms towards the street side and maintain bathrooms and stairs to the rear to prevent overlooking. Where necessary wide fronted dwelling designs are used to maximise garden space per unit.
- 2 Following concerns raised by the local community, it is proposed to provide 9 spaces parallel to the proposed road. The footpath will be located to the rear of the spaces, ensuring no disruption to footpath users. In accordance with table 10.5 of the LCCC Development plan, for residential housing with 3 bedrooms or less, a total of 1 space is required per unit. A further space per 3 dwellings is required to cater for visitors. As it is hoped to retain the existing front dwelling and its associated parking already exists to the front of that property, this application is required to cater for 6 dwellings. Car-parking provided gives – 1 spaces to each unit, 2 spaces for visitor parking and 1 surplus space.
- 3 Further to a review of the OPW flood mapping for the town of Abbeyfeale, two flood event areas are noted, namely, Allaghaun Bridge Limerick occurring and Allaghaun Bridge Ballaugh Abbeyfeale occurring.
- 4 The proposed housing development should not impact the proposed road widening scheme. 1.8m wide footpaths are proposed either side of a 6.0m wide road. The proposed parallel parking should ensure that no kerbside parking occurs therefore leaving a clear passage along Colbert Terrace.
- 5 It is hoped to retain and refurbish the existing dwelling fronting onto New Street

Planning Authority Comments:

Appropriate actions to be attached.

SUB (26) Central Services, Limerick City and County Council

Submission description:

Submission received by Central Services (Roads) Department, LCCC on the 18th October 2018.

Submission Summary:

1. Car parking arrangements should be as per Drawing No. 18012-003 Rev D
2. Footpaths for the proposed development shall have a concrete surface with a minimum width of 1.8 metres and should be continuous. The footpaths should be constructed in accordance with the 'TII Publications Footway Design' & Volume 1 Specification for Road Works Series 1100 Kerbs, Footways and Paved Areas. The footpaths at the junction between New Street R524 and Colbert Terrace should be dished and include for tactile paving in the interest of safety. The dishing of footpaths with the inclusion of tactile paving should be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".

The road construction should be in accordance with the "Recommendations for Site Development Works for Housing Areas" and the bituminous layers should be in accordance "TII Publications NRA Specification for Road Works Series 900 Road Pavement-Bituminous Materials". The Applicant shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.

3. The Applicant should provide a revised Surface Water Disposal Layout Plan and submit supporting calculations within one month of the grant of Planning Permission. The Surface Water Disposal System should be designed in accordance with the Greater Dublin Strategic Drainage Study (GDGDS) and the County Development Plan. The layout plan should include Attenuation Tank, Hydrobrake and Class 1 By-Pass Interceptor, road gully locations and manhole locations. The Attenuation Tank should be located under the footpath & car parking area. The Applicant should confirm that adequate freeboard is provided on the finished floor levels of each housing unit
4. The Applicant should confirm that they have written permission from Irish Water to discharge into the combined system on New Street R524, and that they are in agreement with the proposed discharge rates. This should be submitted to the Planning Authority.
5. The Attenuation Tank system must have BBA Agreement Certification. The Attenuation Tank shall be designed for the site specific conditions, installed, tested and certified by the approved supplier. The certification should be submitted to the Planning Authority upon completion of the development. The Hydrobrake should meet designated flow requirements at the specified design head. Class 1 By-Pass Interceptors should be sized appropriately (based on flow and drainage area) and fitted with a ventilation pipe and an oil alarm. All installation, handling, excavation and maintenance procedures should be carried out in accordance with manufacturer's guidelines.
6. A revised longitudinal section should be submitted with one month of the grant of Planning Permission. It should include pipe diameter, pipe length, pipe gradient, manhole invert/cover levels, Attenuation tank, Hydrobrake and Petrol Interceptor.
7. All surface water drainage pipes should have a minimum diameter of 225mm with the exception of road gully connections which can be 150mm in diameter.
8. In addition a CCTV survey of the entire storm sewer system with "as built" on digital format compatible to Limerick City & County Council's GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to the Planning Authority upon completion of the development.
9. Each house shall have its own 100mm connection with inspection manhole to the public storm sewer on the public road.

10. Non-Rock sealed manholes covers to be installed on all service chambers and appropriate ironwork cover and frames shall be used throughout the development with the appropriate certification and markings.
11. On completion of the development, a Chartered Engineer shall certify all works in relation to the storm sewers, this cert to be submitted upon completion of the development.
12. All surface water drainage to be contained within the curtilage of the site and air trapped surface water road gullies to be utilized at all times.
13. All surface water run-off from the development shall be disposed of appropriately. No such surface water shall be allowed discharge onto adjoining properties or onto the public road.
14. A 'STOP' sign and 'STOP' road markings are required at the junction of Colbert Terrace and New Street R524.
15. Road markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".
16. Road Signs are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".
17. The Applicant shall submit a Public Lighting Design to the Planning Authority within one month of the grant of Planning Permission

Design and Delivery Comments:

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.
10. Item Noted.
11. Item Noted.

12. Item Noted.

13. Item Noted.

14. Item Noted.

15. Item Noted.

16. Item Noted.

17. Item Noted.

Planning Authority Comments:

Appropriate actions to be attached.

5.0 Conclusion

The proposed development is considered to be acceptable in principle 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 the *Abbeyfeale Local Area Plan 2014-2020*, 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 27th of August 2018, and further drawings as received on the 18th of October 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 27th of August 2018 and the revised site layout plan, drawing title 18012-003 received by the Planning Authority on the 18th of October 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 colour scheme shall be submitted to the Planning Authority for written agreement prior to the commencement of development, these shall be appropriate to the setting.

Reason: In the interest of orderly development and visual amenity.

3. All site works shall be carried out to the satisfaction of the Planning Authority in accordance with the Department of the Environment 1998 publication

"Recommendations for Site Development Works for Housing Areas", except in the case of the road surfacing where only paragraph 2.23 of these recommendations shall apply.

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

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

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

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

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

6. Prior to the commencement of any development on site, the site developer shall submit plans and elevations for all landscaping and boundary treatments proposed on site to include replacement trees to be planted along the new footpath for the written agreement of the Planning Authority. Details to include materials and finishes.

Reason: In the interest orderly development and of privacy and residential 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. Prior to commencement of development, the developer shall submit for the written agreement with the Planning Authority details relating to bin storage for unit no. 2-5 of the development.

Reason: In the interest of visual amenity.

12. (a). Car parking arrangements form the site shall be as per Drawing No. 18012-003 Rev as submitted on the 18th of October 2018.

(b). Footpaths for the proposed development shall have a concrete surface with a minimum width of 1.8 metres and should be continuous. The footpaths shall be constructed in accordance with the 'TII Publications Footway Design' & Volume 1 Specification for Road Works Series 1100 Kerbs, Footways and Paved Areas. The footpaths at the junction between New Street R524 and Colbert Terrace shall be dished and include for tactile paving in the interest of safety. The dishing of footpaths with the inclusion of tactile paving shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".

(c). The road construction shall be in accordance with the "Recommendations for Site Development Works for Housing Areas" and the bituminous layers shall be in accordance "TII Publications NRA Specification for Road Works Series 900 Road Pavement-Bituminous Materials". The Applicant shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.

Reason: In the interest of traffic and pedestrian safety and to facilitate access for all in the interest of proper planning and development of the area.

13. (a). Prior to commencement of development the site developer shall provide a revised Surface Water Disposal Layout Plan and submit supporting calculations for the written agreement of the Planning Authority. The Surface Water Disposal System shall be designed in accordance with the Greater Dublin Strategic Drainage Study (GDGDS) and the County Development Plan. The layout plan shall include Attenuation Tank, Hydrobrake and Class 1 By-Pass Interceptor, road gully locations and manhole locations. The Attenuation Tank shall be located under the footpath &

car parking area. The site developer shall confirm that adequate freeboard is provided on the finished floor levels of each housing unit.

(b). The site developer shall confirm that they have written permission from Irish Water to discharge into the combined system on New Street R524, and that they are in agreement with the proposed discharge rates. This shall be submitted for the written agreement of the Planning Authority.

(c). The Attenuation Tank system shall have BBA Agreement Certification. The Attenuation Tank shall be designed for the site specific conditions, installed, tested and certified by the approved supplier. The certification shall be submitted to the Planning Authority upon completion of the development. The Hydrobrake shall meet designated flow requirements at the specified design head. Class 1 By-Pass Interceptors shall be sized appropriately (based on flow and drainage area) and fitted with a ventilation pipe and an oil alarm. All installation, handling, excavation and maintenance procedures shall be carried out in accordance with manufacturer's guidelines.

(d). Prior to the commencement of development a revised longitudinal section shall be submitted for the written agreement of the Planning Authority. It shall include pipe diameter, pipe length, pipe gradient, manhole invert/cover levels, Attenuation tank, Hydrobrake and Petrol Interceptor.

(e). All surface water drainage pipes shall have a minimum diameter of 225mm with the exception of road gully connections which can be 150mm in diameter.

(f). In addition a CCTV survey of the entire storm sewer system with "as builds" on digital format compatible to Limerick City & County Council's GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to the Planning Authority upon completion of the development.

(g). Each house shall have its own 100mm connection with inspection manhole to the public storm sewer on the public road.

(h). Non-Rock sealed manholes covers to be installed on all service chambers and appropriate ironwork cover and frames shall be used throughout the development with the appropriate certification and markings.

(i). On completion of the development, a Chartered Engineer shall certify all works in relation to the storm sewers, this cert to be submitted upon completion of the development.

(j). All surface water drainage to be contained within the curtilage of the site and air trapped surface water road gullies to be utilized at all times.

(k). All surface water run-off from the development shall be disposed of appropriately. No such surface water shall be allowed discharge onto adjoining properties or onto the public road.

Reason: To prevent flooding on the public road in the interest of amenity and traffic safety.

14. (a). A 'STOP' sign and 'STOP' road markings are required at the junction of Colbert Terrace and New Street R524.

(b). Road markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".

(c). Road Signs are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".

Reason: In the interest of traffic and pedestrian safety.

15. Prior to the commencement of development the site developer shall submit a Public Lighting Design for the written agreement of the Planning Authority.

Reason: In the interest of orderly development, public safety and residential amenity.

16. 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.

17. 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; and
 - (d). A template waste management plan can be found at: <https://www.limerick.ie/council/construction-and-demolition-waste>.
 - (e). 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.

18. Prior to commencement of development, the site developer shall submit a site layout plan for utility ducting and manholes for broadband services and an individual electric vehicle charge point at each unit. The ducting for broadband services shall be 100mm diameter uPVC and shall be provided to each housing unit.

Reason: In the interest of orderly development for the provision of telecommunications network infrastructure and in the interest of the environment and climate change for the provision of electric vehicle charging infrastructure.

19. No development shall commence on site until an alien invasive species survey is carried out, and a report with mitigation measures is submitted for the written agreement of the Planning Authority.

Reason: In the interest of environmental protection.

20. All site clearing works shall occur outside the bird nesting season (March – August inclusive).

Reason: To minimise the disruption to bird species.

21. The site shall be inspected by a suitably qualified bat ecologist during the appropriate season (May – September) and a report outlining presence of bats (if any), access points, roosting areas, potential impacts, mitigation measures shall be submitted for the written agreement of the Planning Authority within one month of the completion of the report, and in prior to the commencement of works.

Reason: To minimise the disruption of protected species.

22. Prior to the commencement of development, the site developer shall submit a Refurbishment Demolition Asbestos Survey (RDAS) for the outbuildings in the rear garden of dwelling on New Street. The RDAS shall be carried out in accordance with section 8 of the Health and Safety Authority, Asbestos guidelines (Practical Guidelines on ACM Management and Abatement) and submitted to the Planning Authority.

Reason: In the interests of public safety and residential amenity.