



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

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11th December 2018

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

**Re: Part VIII Planning Report for the construction of 17 units at Gough Place, Rosbrien Road,
Limerick City**

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

CAPITAL INVESTMENT DIRECTORATE


Encl

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

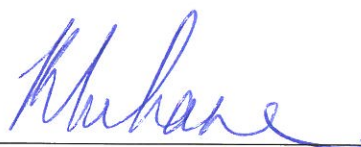
Re: Permission for (a) provision of 17 no. residential units comprising; 5 no. two storey 3 bedroom dwellings; 2 no. 1 bedroom apartments, 4 no. 2 bedroom apartments and 6 no. 3 bedrooms duplex apartments; (b) relocation of existing pitch including new fencing, floodlights and retaining walls; (c) provision of new exit junction onto the Rosbrien Road from the community centre and provision of new access road, junction and turning head to unit no's 12-17; (d) provision of new on-street parallel parking to Rosbrien Road and parking spaces to new roads, totalling 17 no. spaces and modification of existing footpaths; hard landscaping including footpaths, public lighting, front privacy strip and bin stores; (f) soft landscaping including planting, lawn and trees; (g) replacement of/remedial works to existing boundaries with adjacent properties; (h) provision of new water connections, a foul sewer connection, and a surface water drainage system; (i) all associated site works

At: Gough Place, Rosbrien Road, Limerick.

Planning Reference No. 18/8014

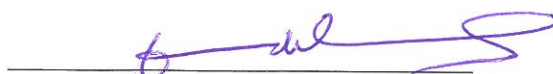


**Stephane Duclot
A/Senior Planner,
Planning & Environmental Services**



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

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



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

Date: 11th December 2018

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1.0 Foreword

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

2.0 Description of the nature and extent of the proposed development

The proposed development is located at Gough Place, Rosbrien Road on lands zoned part 'Residential' and part 'Education Community and Cultural' in the Limerick City Development Plan 2010 – 2016 (as extended). The proposal is for:

- (a) provision of 17 no. residential units comprising; 5 no. two storey 3 bedroom dwellings; 2 no. 1 bedroom apartments, 4 no. 2 bedroom apartments and 6 no. 3 bedrooms duplex apartments;
- (b) relocation of existing pitch including new fencing, floodlights and retaining walls;
- (c) provision of new exit junction onto the Rosbrien Road from the community centre and provision of new access road, junction and turning head to unit no's 12-17;
- (d) provision of new on-street parallel parking to Rosbrien Road and parking spaces to new roads, totalling 17 no. spaces and modification of existing footpaths; hard landscaping including footpaths, public lighting, front privacy strip and bin stores;
- (f) soft landscaping including planting, lawn and trees;
- (g) replacement of/remedial works to existing boundaries with adjacent properties;
- (h) provision of new water connections, a foul sewer connection, and a surface water drainage system;
- (i) all associated site works

The site measures 0.512ha. in area.

Site location



The current application is located on zoned lands and provides for 17 no. residential units comprising; 5 no. two storey 3 bedroom dwellings; 2 no. 1 bedroom apartments, 4 no. 2 bedroom apartments and 6 no. 3 bedrooms duplex apartments. The provision of the units will involve the relocation of existing pitch including new fencing, floodlights and retaining walls. The layout provides for 17 no. car parking spaces to accommodate the development. The site contains an existing AstroTurf pitch and it is proposed as part of this application to relocate the pitch to the south closer to Our Lady of Lourdes Community Centre to facilitate the housing development. The design approach reflects a modern design of high quality low maintenance finishes. An Engineering Services Design Report, an Outdoor Lighting Report, an Appropriate Assessment Screening Report and a Tree Survey and Arboricultural Impact Assessment accompany the application.

The plans and particulars went on public display from 22nd October 2018 to 20th November 2018. Submissions and observations had to be submitted by 04th December 2018.

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

The proposed development provides for a residential development and relocation of existing pitch on lands zoned for Residential use and Education, Community and Cultural use and is consistent with the overall zoning for the site. The design and layout addresses the limitation of the site in terms zoning provisions and is consistent with the proper planning and sustainable development on the area.

Limerick City Development Plan 2010 – 2016*

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

- Map 1 - Land Use Zoning – the site identified for the proposed development is identified as 2A Residential Land Use and 2B Education, Community and Cultural Land Use.

Policy H.2

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

Policy H.3

It is the policy of Limerick City Council* to encourage the establishment of sustainable residential communities by ensuring that a mix of housing and apartment types, sizes and tenures is provided within the City.

Policy H.4

It is the policy of Limerick City Council* to have regard to the policies and objectives of the following Strategies and Plans:

- Sustainable Residential Development in Urban Areas (DEHLG 2008)
- Urban Design Manual – A Best Practice Guide (DEHLG 2008)
- Quality Housing for Sustainable Communities (DEHLG 2007)

Policy H.5

It is the policy of Limerick City Council* to promote increased density where appropriate to do so, having regard to the existing or proposed public transport provision and proximity to the City Centre.

Policy H.6

It is the policy of Limerick City Council* to ensure a balance between the reasonable protection of existing residential amenities, the established character of the area, and the need to provide for sustainable residential development.

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

3.1 Habitats Directive Project Screening Assessment

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

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

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

3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of a 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 site</i>	Yes
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site: No site	Yes
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	An AA Screening was submitted on file – No cumulative effects identified

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

Conclusion and Finding of No Significant Effects

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

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 4 no. written submissions/observations were received and are listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF	FROM
SUB (1)	Fire Department, Limerick City & County Council
SUB (2)	Irish Water
SUB (3)	Operations (Roads) Department, Limerick City & County Council
SUB (4)	Feeney McMahon Architects on behalf Our Lady of Lourdes Community

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

Submission Summary:

1. Ventilation will be required from certain stairwells which may require AOV's at roof level.
2. Design of certain buildings must be redesigned to remove stores from common escape stairs.
3. Fire safety certificates will be required for the buildings in the proposed development containing apartments and maisonettes.
4. A Disability access certificate will be required for the buildings in the proposed development containing apartments and maisonettes.
5. The works shall be designed and constructed in accordance with the Building Regulations 1997 - 2017
6. The Building Regulations 1997 - 2015 shall apply to any works, material alterations/material change of use which take place.

Design and Delivery Comments:

1. Redesign shall be completed and issued at Fire safety certificate stage.
2. Redesign shall be completed and issued at Fire safety certificate stage.
3. Fire safety certificates shall be submitted prior to issue of tender documents.
4. A Disability access certificate shall be submitted prior to issue of tender documents.
5. Item Noted
6. Item Noted

Planning Authority Comments:

Noted

SUB (2) Irish Water (IW)

Submission Summary:

General Observations:

1. Applicant to make a pre-connection query and 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 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.
6. All works to watermain and foul sewer network to be in accordance with IW Technical Documentation, Code of Practices, Water Infrastructure standard details and wastewater infrastructure standard details.
7. IW notes the integrity, operation and access to their network shall not be compromised by the proposed development
8. IW notes the proposed development should not adversely affect the operation of the sewer & water main system of the neighbouring properties.
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 The exact layout and connection point to the IW watermain will be agreed pre-connection and connection agreement between the applicant and IW
- 6 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 that all gullies are to be trapped.
- 3 IW notes the Applicants Engineer shall ensure suitable ground conditions.
- 4 IW notes the details of certification by the Applicants Engineer on completion of the works.
- 5 IW notes their requirements in relation to CCTV survey and condition reports
- 6 IW notes that all elements of foul drainage to be installed as per 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.
- 6) Item noted.

Foul Water Supply:

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

Surface Water:

- 1) Item noted.

Planning Authority Comments:

Noted and actions to be attached.

SUB (3) Operations (Roads) Department, Limerick City & County Council

Submission Summary:

1. It should be noted that any intensification of the proposed junctions is undesirable.
2. The proposed development identifies 2 no access points onto R526 Rosbrien Road. R526 Rosbrien Road has two lanes from the Childers Road/Greenfields Traffic Signal Junction to the Punches Cross Traffic Signal Junction; this section of road is one way. Queuing is present on this section of the R526 during the AM & PM Peaks. The applicant shall provide revised design details that show:

- a) No Left Turn Signage in compliance with the Traffic Signs Manual;
 - b) Yellow Box and Road Markings in compliance with the Traffic Signs Manual;
 - c) Revised layout detailing physical measures to discourage left turns or straight ahead movements that may cause a traffic hazard on the R526;
3. The applicant shall submit a revised site layout plan detailing that parallel parking bays will be surfaced in an asphalt material similar to the access road. Permeable paving presents Operational & Maintenance issues.
 4. Two of the proposed parallel parking bays on the R526 will need to be omitted as they impinge on the sightline from the northern access. The applicant shall submit a revised site layout plan.
 5. The applicant should detail how they comply with Zone 3 of the City Development Parking Standards.
 6. The council has always conditioned new residential developments that the new residents would not have any eligibility for Resident Disc Parking Permits for on- street parking. The responsibility lies with the developer/new residents to provide for their car parking in off street car parks.
 7. Details of proposed retaining wall structures shall be provided for approval.
 8. It is noted from record drawings that transmission and distribution gas mains are present within the red line boundary of the proposed development. Consultation and Approval from Gas Networks Ireland will be required.
 9. Public Lights No 37 & 38 are located on an overhead ESB Networks Poles, To facilitate the works these poles will have to be relocated at the applicants expense. Consultation and Approval from the ESB will be required.
 10. The existing Public Lighting design needs to consider the public road and its existing lighting. The sports pitch lighting needs to be accounted for in the design also. The design should be revised prior to construction in consultation with Derek Stundon Central Services, Operations & Maintenance. The public lighting design should be designed (and signed) by a competent Lighting Design Engineer which shall comply with BS5489: 2013 and BS EN 13201: 2003. The spec for the LED Lanterns (Ra>60) to lighting Class 3/P3 shall meet the following requirements, LED Lantern, minimum of 150lumens/w , Neutral White 4000K, Constant Flux, Side-Entry or Post-Top Mounted, LM6 Marine Salt Protection, Ingress Protected IP66, impact Resistance IK09, Toughened Flat Glass, 100,000 hrs Lifetime. The LED's shall have a required maintained minimum point illuminance of 1.1 lux for footways and a maintained average illuminance of 5.5 lux for roadways. Lighting columns shall be designed to BS EN 40. Lantern (luminaire) types shall be the commonly used brands Certified to BS EN 60598- 1:2008 for which parts are readily available and which are designed to minimise light pollution. LED installations shall comply with the IET Code of Practice for the Application of LED Lighting Systems 2014. The lanterns shall be equipped with electronic control gear, controlled by photocells (photocells must have individual NEMA sockets on each lamp for standard photocell). Dusk to midnight switching shall be provided in walkways, amenity and play areas, dusk to dawn otherwise. The Lamp

and photocell must have a manufacturers parts and labour warranty of 8 years minimum. All public lighting installations, cables ducting and equipment must not be installed on private property. As part of the design, a plot of the lux levels superimposed on the Site Layout Plan to a scale of 1/500 or 1/1000 should be submitted, along with supporting calculations, for Limerick City and County Council's approval. The design should ensure that there will be no dark areas (below the minimum illuminance lux level) along roads and footpaths, in particular, and the plots should extend to include the nearest existing light standard, either within the estate or on the public roadway as appropriate, to ensure that no gaps exist. The public lighting layout shall indicate the location of lighting columns, their reference number, the supply circuits, ESB and Local Authority micro pillars and shall include a schedule of lanterns to be installed within the development, inclusive of proposed lantern type and including a photograph of same.

11. A traffic management & construction management and delivery plan for the construction of the development should be agreed with LCCC Roads Engineer prior to commencement;
12. The applicant shall demonstrate how surface water generated by the sports pitch and conveyed to the sports pitch through the retaining wall structure will be disposed of.
13. The applicant shall submit drainage calculations that show the drainage design is compliant with the Greater Dublin Strategic Drainage Study. Storm Water Pipes designed to a 1 in 30 year storm event and the network to be hydraulically modelled for a 1 in 30 and 100 year storm event. The following shall also apply to the storm water network:
 - a) Discharges from the development will be limited to that shown on the calculation documents.
 - b) Road gully locations shall be shown on a drawing for approval.
 - c) 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.
 - d) A non-return valve should be installed on the connection to the main surface water sewer.
 - e) On completion of the development, a Chartered Engineer shall certify all works in relation to the storm sewers, this cert to be provided upon completion of the development.
 - f) 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 provided to Limerick City & County Council 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.

14. 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 Limerick City & County Council prior to the estate being taken in charge by Limerick City & County Council.
15. Surface water shall not be allowed to discharge onto the public road or adjoining properties from the development.
16. All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development;
17. Any construction outside of the development on the public road will require a road opening licence;

Design and Delivery Comments:

1. & 2. Revised design details shall be submitted for approval prior to issue of tender documentation.
3. Permeable paving shall be removed and details of car space finishes to be submitted for approval prior to issue of tender documentation.
4. Removal of car-parking spaces to be reviewed.
5. Provision of car-spaces shall be as agreed with the Roads department.
6. Item Noted
7. Retaining wall details shall be submitted prior to issue of tender documentation.
8. Consultations with Gas Networks Ireland have commenced on all social housing developments.
9. Consultations with ESB Networks have commenced on all social housing developments.
10. Item Noted
11. Item Noted
12. Item Noted
13. All details will be submitted for approval prior to issue of tender documentation.
14. CCTV to be submitted on completion of the works.
15. Item Noted

16. Item Noted

17. Item Noted

Planning Authority Comments:

Noted and actions to be attached.

SUB (4) Feeney McMahon Architects on behalf Our Lady of Lourdes Community

Submission Summary:

1. As part of the proposed development the existing Astroturf pitch, enclosure and floodlighting to be removed and relocated on another part of the site. The board request that LCCC carry out the works to relocate and deliver the complete pitch as phase 1 of the development.
2. As part of the proposed development the crèche garden and outdoor play area is to be reduced in area by approximately 40-45%. The board request that LCCC would financially support OLOLCLG's project to reinstate the garden and outdoor play area to its current high standard and m2 area of the site of OLOLCLG, or make provision in the development proposal for same.
3. The seniors garden has been developed by and is currently enjoyed by the community and users of OLOLCLG. As part of the proposed development the seniors garden area would be reduced in area by 15-20%. The board request that LCCC would financially support OLOLCLG's project to reinstate the senior garden on alternative location within the site of the care centre, or make provision in the development proposal for same.

Design and Delivery Comments:

1. As part of the development, it is proposed to move/slide the existing pitch a total of 14.35m to the south east. Following a total of 5 consultations with OLOLCLG, works to the pitch will be undertaken as part of the initial groundworks to ensure a minimum downtime period.
2. As part of the consultations undertaken with OLOLCGL, LCCC have agreed to carry out surveys of the lands occupied by OLOLCGL. On completion of the surveys, LCCC will review the crèche garden, among other areas, and propose a reorganisation of that garden. It is the intention of LCCC to continue consultations with OLOLCGL and strive to work together to ensure minimal disruption of their existing services.
3. Similar to the crèche garden, surveys will take the senior garden into consideration. LCCC will review the garden and propose a reorganisation of same.

Planning Authority Comments:

Noted

5.0 Conclusion

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

6.0 Action taken by Local Authority

It is proposed to proceed with the development in accordance with the information submitted on file dated the 22nd 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 22/10/2018 except as may otherwise be required in order to comply with the following actions.

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

2. Prior to the commencement of development the applicant shall provide the following for the written agreement of the Planning Authority
 - (a) Upgrade to street lighting in the area including at all the junction;
 - (b) A 'No Left' Turn Signage in compliance with the Traffic Signs Manual;
 - (c) Yellow Box and Road Markings in compliance with the Traffic Signs Manual;
 - (d) Revised layout detailing physical measures to discourage left turns or straight ahead movements that may cause a traffic hazard on the R526;
 - (e) Parallel parking bays shall be surfaced in an asphalt material similar to the access road;
 - (f) Two of the proposed parallel parking bays on the R526 shall be omitted as they impinge on the sightline from the northern access;
 - (g) Details of proposed retaining wall structures to be provided;Reason: In the interest of traffic and pedestrian safety

3. The residents of the new housing units permitted as part of this development at Gough Place shall have no eligibility to apply for Residents Disc Parking Permits for on street residents on any of the adjoining roads and therefore will be responsible for providing their own car parking.
Reason: In the of proper planning and sustainable development of the area

4. A final palette of materials including all types, finishes and colours shall be submitted to the Planning Authority for written agreement, these shall be appropriate to the setting.

Reason: In the interest of orderly development and visual amenity

5. 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.

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

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

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. (a) Prior to the commencement of any development on site the Applicant shall submit plans and elevations for all boundary treatments proposed on site to include front of dwelling and rear divisional boundaries for written agreement of the Planning Authority. Details to include materials and finishes.

(b) A 2-metre high privacy wall shall be constructed along the dividing boundary between houses. The wall shall be solid block, capped and rendered. Where there is a difference in ground levels between this site and adjoining properties, the level shall be taken as their average level. Screen walls abutting open space or estate roads shall be plastered and capped with piers.

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

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

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

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

Reason: In the interest of proper planning and orderly development

14. Prior to commencement of development on site the Applicant shall submit a detailed public lighting scheme including the details of the lighting of the astro pitch for the written agreement of the Planning Authority. This shall include the following information:
- (i) The public lighting shall be erected and operational prior to the making available for occupation of any house;
 - (ii) Light stands shall not be located near tree stands;
 - (iii) Energy efficient LEDs shall be used and light and switch types shall be agreed.
 - (iv) Lighting design for the all roads and junctions shall be provided.

Reason: In the interest of public safety

15. The Traffic Management and 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, delivery plan, noise/vibration and traffic management measures and off-site disposal of construction/demolition waste.

Reason- In the interests of public safety and residential amenity

16. Prior to the commencement of this development the site developer or appointed contractor shall submit to the Planning Authority for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:
- a. A list of proposed authorised waste collection permit holders to be employed
 - b. A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - c. Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic. A template waste management plan can be found at: <https://www.limerick.ie/council/construction-and-demolition-waste>.
 - d. If asbestos containing materials have been identified as present, they shall be included in items a, b and c above.

Reason: In the interests of public safety and residential amenity

17. In relation to Surface Water Drainage, the applicant shall submit the following for the written agreement of the Planning Authority prior to the commencement of development the following:
- (a) The applicant shall demonstrate how surface water generated by the sports pitch and conveyed to the sports pitch through the retaining wall structure will be disposed of.
 - (b) The applicant shall submit drainage calculations that show the drainage design is compliant with the Greater Dublin Strategic Drainage Study. Storm Water Pipes designed to a 1 in 50 year storm event and the network to be hydraulically modelled for a 1 in 30 and 100 year storm event. The following shall also apply to the storm water network:
 - (i) Discharges from the development will be limited to that shown on the calculation documents.
 - (ii) Road gulley locations shall be shown on a drawing for approval.
 - (iii) 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.
 - (iv) A non-return valve should be installed on the connection to the main surface water sewer.
 - (v) On completion of the development, a Chartered Engineer shall certify all works in relation to the storm sewers, this cert to be provided upon completion of the development.
 - (vi) 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 should be provided to Limerick City & County Council 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.

- (c) 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 Limerick City & County Council prior to the estate being taken in charge by Limerick City & County Council.
- (d) Surface water shall not be allowed to discharge onto the public road or adjoining properties from the development.
- (e) All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development

Reason: In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.