



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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30th October 2019

To the Chairperson and each member of the Municipal District Adare-Rathkeale

**Re: Part VIII Planning Report for the construction of 16 residential units at Towerfield, Croom,
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,

JOE DELANEY

A/DIRECTOR OF SERVICES

CAPTIAL INVESTMENT DIRECTORATE

Encl

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


Re: **Permission for the following:**

- (a) 16 residential units comprising 2 x 3 bed houses, 5 x 2 bed houses, 7 x 2 bed apartments and 2 x 1 bed apartments, arranged over three blocks of two and single storey buildings,
- (b) revised junction design consisting of reduced kerb radii to junction of St. Senan's Terrace & Towerfield, revised roadside kerb line on St. Senan's Terrace at the Northeast site boundary, new footpaths throughout, and 23 new car parking spaces,
- (c) homezone and landscaped areas,
- (d) open space and soft landscaping to private amenity space,
- (e) boundary works including construction/remedial works and new boundaries,
- (f) alteration to existing and construction of new site services,
- (g) decommissioning & removal of existing ESB sub-station and construction of new elsewhere on the proposed site,
- (h) connection to public utilities,
- (i) all associated site works

At: Towerfield, Croom, Co. Limerick.

Planning Reference No. 19/8005


Mary O'Malley
Executive Planner


Stephane Duclot
A/Senior Planner


Donogh O'Donoghue
A/Senior Executive Planner


Kieran Lehane
Director of Services
Services 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.


Dr. Pat Daly
Chief Executive
Limerick City & County Council

Date: 29.10.19

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1.0 Foreword

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

2.0 Description of the nature and extent of the proposed development

The proposed works will be carried out at Towerfield, Croom, Co. Limerick. The site is served by two roads; St. Senan's Terrace to the west and north, and the Towerfield cul-de-sac which cuts through the site when serving Towerfield Crescent housing to the south. The development provides for the construction of 16 residential dwelling units and all associated site works.

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

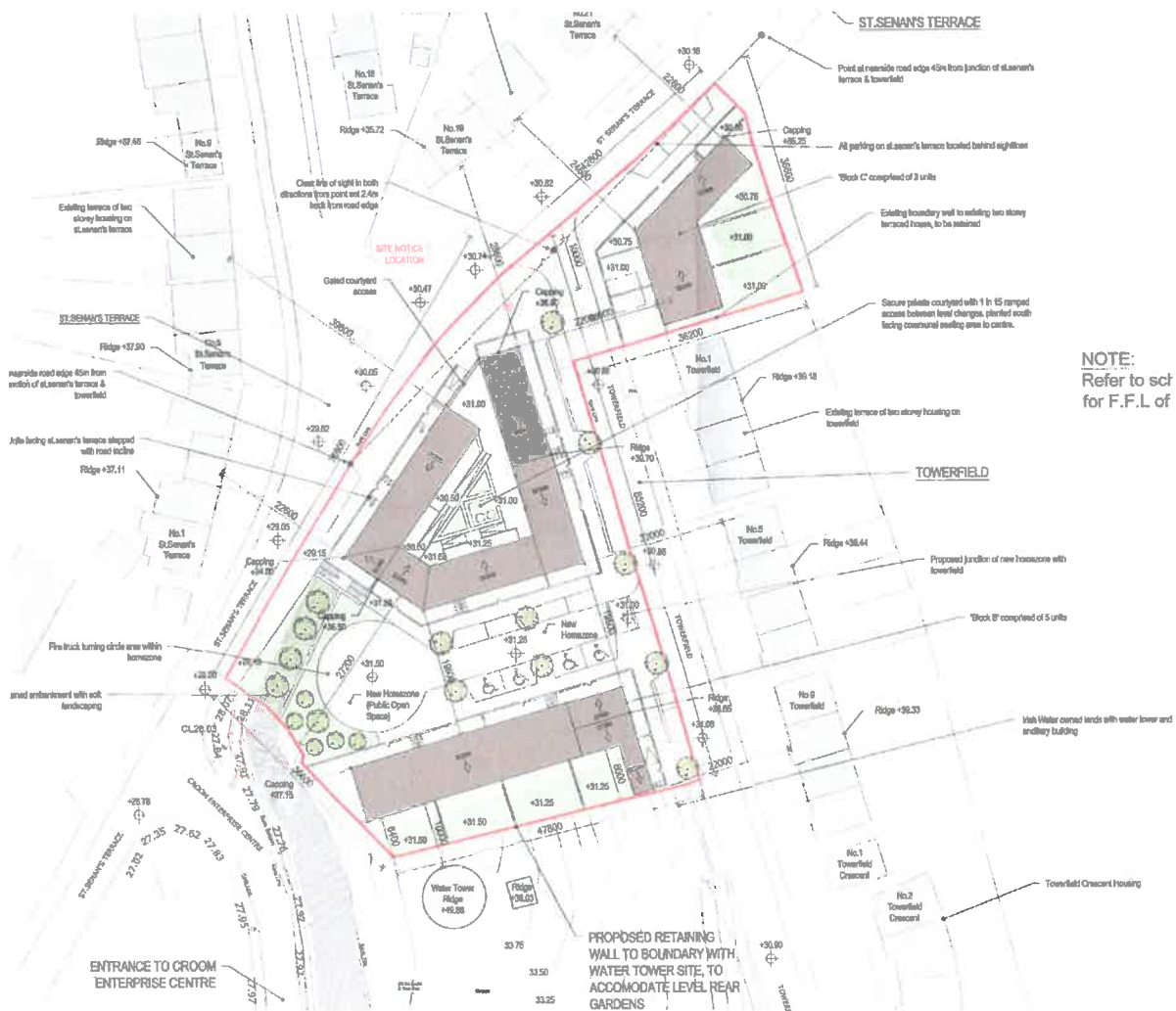
- (a) 16 residential units comprising 2 x 3 bed houses, 5 x 2 bed houses, 7 x 2 bed apartments and 2 x 1 bed apartments, arranged over three blocks of two and single storey buildings,
- (b) revised junction design consisting of reduced kerb radii to junction of St. Senan's Terrace & Towerfield, revised roadside kerb line on St. Senan's Terrace at the Northeast site boundary, new footpaths throughout, and 23 new car parking spaces,
- (c) homezone and landscaped areas,
- (d) open space and soft landscaping to private amenity space,
- (e) boundary works including construction/remedial works and new boundaries,
- (f) alteration to existing and construction of new site services,
- (g) decommissioning & removal of existing ESB sub-station and construction of new elsewhere on the proposed site,
- (h) connection to public utilities,
- (i) all associated site works

The plans and particulars went on public display from 22th July 2019 until 20th August 2019. Submissions and observations had to be submitted by 3rd September 2019.

Site location



Site Layout



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

Limerick County Development Plan 2010 – 2016*

Policy HOU P 1: Adequate Zoned Land

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

Policy HOU P 2: Social Inclusion

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

Policy HOU P 3: High Quality Living Environment

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

Policy HOU P 4: Delivery of Services

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

Policy HOU P 5: Partnership

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

Policy HOU P 6: Existing Residential Areas

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

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

Croom Local Area Plan 2005-2019

Housing Policy HP1

It is the policy of the Plan: “To stem the decline in population in the town of Croom and encourage and facilitate sustainable population growth and to address the existing population imbalance by encouraging appropriate residential development in the town in a sustainable manner.”

HO1: Ensure that there is adequate zoned residential land available to meet the requirements of the expected population growth in the plan period.

HO2: Secure the provision of social and affordable housing in accordance with the Limerick County Council Housing Strategy 2005 – 2011 and any revised housing strategy for the County and in accordance with Part V of the Planning and Development Acts 2000 - 2007.

HO3: Ensure the availability of housing appropriate to all social groups, housing tenures and needs.

HO4: Require proposals for housing development to comply with the provisions of the Development Management Guidelines set out in this Local Area Plan and the Development Management Guidelines set out in the Limerick County Development Plan.

HO5: Encourage living in the town centre by encouraging living over businesses and the renewal of vacant properties, where appropriate.

HO6: Require a variety of house types, sizes and tenure in individual housing scheme proposals so as to secure an adequate social mix and to meet varying housing needs. This shall include the provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing. The integration of such housing into developments located near services and community facilities will be encouraged.

HO7: Apply flexible density standards while ensuring high quality design in all housing schemes to ensure a high level of residential amenity is provided in the town.

HO9: Take into account the need to use land as intensively as is compatible with the protection of the quality, character and amenity of the area and the contribution to meeting housing need for all sections of the community. Quality will be the main criteria taken into consideration and regard shall be had to the key provisions of the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' (December 2008) by the DEHLG and its companion urban design manual.

HO11: Provide well designed, attractive, functional and supervised amenity public open spaces in compliance with the Open Spaces requirement set out in the Development Management Guidelines section of this plan.

HO12: Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas and linking new residential areas to existing developed areas.

HO13: Promote the concept of a 'compact town' by encouraging appropriate forms of development in suitable locations and by resisting sporadic isolated developments.

Draft Croom Local Area Plan 2019

Policy H1: It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Croom and to ensure that all residents can enjoy a safe and accessible environment.

Policy H2: It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established any new development areas.

Objective H1: New Housing

(a) It is an objective of the Council on serviced land that is zoned for residential use, to facilitate residential development in accordance with the principles and guidelines of the Urban Development

and Building Heights Guidelines for Planning Authorities (2018), the Design Manual for Urban Roads and Streets (2013), the Sustainable Residential Development in Urban Area (2009), the accompanying Urban Design Manual, Quality Housing for Sustainable Communities (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan 2010-2016 (as extended) and any subsequent plan.

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

Objective H2: Residential density, design and mix:

It is an objective of the Council to:

(a) Ensure that proposals for residential development are planned coherently through the use of master plans for larger landholdings, where proposals involve the partial development of landholdings if appropriate, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.

(b) Promote the concept of a compact town by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.

(c) Require a minimum net density of 22 units to the hectare on residentially zoned sites and 10 units per hectare on lands zoned for Serviced Sites.

(d) Ensure that the density of housing in any location is appropriate to its setting.

(e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements at all stages of the life cycle. A statement to identify how this has been considered shall be submitted as a requirement to demonstrate that consideration has been given to meeting this requirement in all residential applications.

(f) Ensure that a variety of building heights is incorporated into residential development proposals to ensure that optimum use is made of residentially zoned lands at appropriate locations.

(g) Ensure compliance with the policies and objectives of the County Development Plan

Objective H3: Infill Development, Restoration and Renewal

It is an objective of the Council to:

(a) Encourage living in the centre of Croom by the promotion of residential use over businesses;

(b) Emphasise the town centre as the primary retail centre of the town and ensure retail proposals comply with the Limerick Retail Strategy and any subsequent revised document and the Retail Planning Guidelines;

(c) Promote sensitive infill sites on vacant sites, which would not be required for access to backlands;

(d) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed and 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) In line with the requirements of the National Planning Framework, ensure that at least 30% of all new housing development is delivered within the existing built up area of towns and villages on infill and or brownfield sites.

Objective H4: Social Housing and Joint Housing Strategy

It is an objective of the Council in compliance with Objective HOU 02 of the County Development Plan, to:

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

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

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> <i>Lower river Shannon SAC site and Tory Hill SAC</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>	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:</i> <i>Salmonid, Lamprey</i> <i>Mudflats, sandflats,</i> <i>saltmarsh, shingle, reefs,</i> <i>sea cliffs</i> <i>Name of site: Tory Hill SPA</i>	No
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area?</i>	No

5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	An AA Screening was submitted on file – No cumulative effects identified
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An Appropriate Assessment Screening Report was submitted as part of this application prepared by JBA Consulting Services. The report concludes: *“there will be no significant impacts on the Natura 2000 sites.”*

3.2 Environmental Impact Assessment Screening Report

An Environmental Impact Assessment Screening Report was submitted as part of this application prepared by JBA Consulting. The report concludes that *“the proposed scheme will not result in significant change in environmental conditions and that an EIAR is not required for this project.”*

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 was received and are listed below:

No.	Name
1	Limerick Fire Service, Limerick City & County Council
2	Irish Water
3	Environment Section, Planning and Environmental Services, Limerick City & County Council
4	Central Services Section, Operation and Maintenance Services, Limerick City & County Council Environment Section,

SUB (1) Limerick Fire Service, Limerick City & County Council

Submission received on the 16th August, 2019

Submission Summary:

1. The Fire Department have no objections.

Design and Delivery Comments:

Noted.

Planning Authority Comments:

Noted.

SUB (2) Irish Water (IW)

Submission received on the 28th August, 2019.

Submission Summary:

General Observations:

1. Applicant to sign connection agreement to connect to public water/wastewater network
2. IW notes proposed connections will be subject to the constraints of IW CAPITAL Investment programme.
3. IW notes requirements of section 104 of 2007 Water Services Act,
4. IW notes all works to be in accordance with IW Technical Documentation.

Design and Delivery Comments:

- 1 A Pre-connection has been submitted to IW for approval.
 - 2 Drawing Number '16009-110-A' has been submitted to IW for agreement.
 - 3 Full design details to be issued to IW prior to the commencement of the development for agreement.
- It should be note that IW have no objections to this proposal.

Planning Authority Comments:

Noted.

SUB (3) Environment Section, Planning and Environmental Services

Submission received on the 03rd September, 2019

Submission Summary:

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

Design and Delivery Comments:

1. Waste Management plan will be agreed prior to commencement of the development.

- a) Noted
- b) Noted
- c) Noted

Planning Authority Comments:

Noted and action to apply.

SUB (4) Central Services Section, Operations and Maintenance Services, Limerick City & County Council

Submission received on the 09th September, 2019

Submission Summary:

General comments;

1. The applicant is required to reduce the level of the site from 34m to 30.5m approx. Details of the removal of material be moved to a licensed waste facility to be submitted.
2. A Traffic Management Plan should be submitted outlining the planned traffic movements from the site.
3. Details of the proposed retaining wall between the Water Tower and unit numbers 7 to 10 inclusive and 13 to be submitted. This wall will be retaining 2.5m of earth.
4. The drawings attached show the ground level in the gardens at the rear of house numbers 7 to 11 being 31.5m while the Water Tower Ridge is 49.88m. During the mass excavation and removal of soil offsite, there is a likelihood that pipelines from the water tower will be found. Are pipelines from the water tower being relocated away from this site and has this been agreed with Irish Water.

Car Parking Arrangements:

1. The 16 units comprise 2 no 3 bedroom houses, 5 no. 2 bedroom houses, 7 no. 2 bed apartments and 2 no. 1 bed apartments. The requirement for car parking is 16 carpark spaces and 7 visitor spaces. The location of the spaces are a relatively long distance from individual properties.
2. The general car parking spaces shall be in line with the "Traffic Signs Manual". The Accessible carparking space shall be in line with the "Irish Wheelchair Association Best Practice Access Guidelines".

Roads & Footpaths:

1. A revised Site Layout Plan should be submitted to Limerick City and County Council for approval indicating the recommendations of the Road Safety Audit.
2. The Auto Tracking should be used to access the ability to turn refuse trucks within the turning circle provided.
3. The Applicant has failed to submit sightlines for all the junctions. The Applicant shall submit a revised Sightline Layout in line with DMURS.
4. Soft landscaping located close to the junction should not interfere with the sightlines.
5. At the junction from the estate to the public road LP1408, the sightlines will be compromised by the location of 3 no. car park spaces along the LP1408 in front of house number 16.

6. Footpaths for the proposed development shall have a concrete surface with a minimum width of 1.8 metres. Footpaths should be continuous, suitably dished at all junctions; crossing points, at vehicular accesses, and should include tactile paving at all crossing points. 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".
7. All junctions shall have appropriate radii in line with "DMURS".
8. 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".
9. 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.
10. Prior to any blacktop materials being laid (basecourse course or wearing course), the Applicant must make contact with Limerick City and County Council to give prior notice of works so that supervise by Operations Section, LCCC can take place.
11. Gradients at the proposed junctions should be in accordance with the "Recommendations for Site Development Works for Housing Areas".
12. The turning areas and junction radii should be in accordance with the "Recommendations for Site Development Works for Housing Areas".
13. Road markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".
14. Road Signs are to be in accordance with the "Traffic Signs Manual".
15. The Applicant shall ensure that any planting within the proposed development or in the vicinity of junctions does not interfere with sightlines.
16. Works outside the red line of the development including connections on the public road/footpath for foul, water, public lighting or any other services, the tie in to the existing road, will require a Road Opening Licence from Limerick City and County Council.

Public Lighting:

1. The Applicant shall submit a revised Public Lighting Design, which should be designed and signed by a Lighting Design Engineer:

Surface Water Disposal System:

Drawing number 16009-109 which refers to the drainage layout for the development. The drawing shows existing and proposed surface water pipelines, gullies and manholes. The following are specific comments with regard to the scheme proposals;

1. Locating the Attenuation tank at the entrance road to the development ensures that all the services to the site will have to be through the footpaths.
2. There are a number of 'Aco' channels shown. ACO channels create maintenance issues and unless a programme of maintenance is considered regularly then they should not be used.
3. The pipelines shown at the junction LP1408 and Towerfield estate should be clearly explained. The drawing shows a 150mm and 225mm pipeline and a pipeline changing direction at 90 degrees without a manhole.
4. surface water from developments 1-6 and 11, 12 is discharging directly without attenuation to St Sennans Tce (LP1408). Why is this area not attenuated.
5. The new 225mm pipeline shown along LP1408 to the junction of LP1478 does not have sufficient manholes shown.

6. The Applicant shall submit a revised Surface Water Disposal Plan showing the road gully location and connections to the proposed carrier pipes and proper connections to the attenuation tank.
7. Retained pollutants in the Class 1 By-Pass Interceptor must be emptied from the separator once the level of oil is reached, or the oil alarm is activated and the contents disposed of via a licenced contractor. The Applicant shall confirm how this will be dealt with.
8. A maintenance plan and maintenance schedule shall be submitted for approval to Limerick City and County Council.
9. Each house/apartment 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. 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 Limerick City & County Council prior to the estate being taken in charge by Limerick City & County Council.
12. Photographs of the manhole where the discharge connection will be made must be submitted upon its completion of before and after the connection.
13. On completion of the development, a Chartered Engineer shall certify all works in relation to the storm sewers.
14. 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.
15. All surface water drainage to be contained within the curtilage of the site and air trapped surface water road gullies to be utilised at all times.
17. All surface water run-off from the public road and adjoining lands, 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.
18. The Attenuation Tank system must have BBA Agreement Certification.
19. The Attenuation Tank shall be designed for the site specific conditions, installed, tested and certified by the approved supplier. The certification shall be provided to Limerick City & County Council upon completion of the development.
20. The Hydrobrake should meet designated flow requirements at the specified design head.
21. 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 shall be carried out in accordance with manufacturer's guidelines.
22. Details on the Attenuation Tank, Hydrobrake and Class 1 By-Pass Interceptors with alarm shall be submitted for approval.

General:

1. As constructed drawings for the development shall be submitted upon completion of the development.

Construction Management and Delivery Plan:

1. Construction Management and Delivery Plan for the construction of the development shall be submitted and agreed with Limerick City & County Council's Road Area Engineer prior to the commencement of construction. (See Appendix D)

Design and Delivery Comments:

1. All Waste material will be removed to a licensed waste facility.
2. A Traffic Management Plan will be submitted prior to the commencement of works on site.
3. Details of the retaining wall will be submitted at detailed design stage. Refer to drawing '16009-112 RETAINING WALL' for further section drawings along the southern site boundary. The retaining wall has been moved in 1m on the LCCC side of the boundary with Irish Water, for the purpose of allowing excavation and subsequent construction of the retaining wall on LCCC owned land without disturbing Irish Water property.
4. Based on survey information prepared by Lenmar Group, the ground level at the base of the water tower is c. 34.00, with the ridge level of the water tower c. 49.88, therefore the overall height of the water tower is c. 16m. Given the design of the water tower and its transparency below the water tank, this structure is a feature in the surrounding area and will contribute positively to the scheme. It should be noted that all units directly north of the water tower (units 7-10 & 13) are a minimum of dual aspect.
5. Details of watermain diversions have been issued to Irish Water. No works to commence on site until final agreements are in place.

Car Parking Arrangements:

1. The number of spaces provided is 22, with spaces distributed evenly across the scheme. Previously numbered space P3 has been omitted as agreed further to consultation with the Central Services Section, due to the risk of obstruction to sightline visibility. Sightlines visibility of 23m has been provided in both directions from the junction of the proposed Homezone and Towerfield. This has resulted in the loss of 4 no. standard spaces on Towerfield, all of which have been relocated to the Homezone; 1 no. additional accessible space directly adjacent to the accessible units, and 3 no. standard spaces to the rear of the turning circle area provided. These 3no. spaces at the rear of the homezone satisfy the concern that too many of the spaces were located along Towerfield and vulnerable to use by existing residents or visitors to existing Towerfield residents. The remaining spaces are unchanged.
2. All car parking spaces shall be in line with the "Traffic Signs Manual" and the "Irish Wheelchair Association Best Practice Access Guidelines"

Roads & Footpaths:

1. A Road Safety Audit will be submitted at detailed design stage.
2. Refer to Drawing 19233-100A as prepared by Dennany Reidy. This shows a vehicle swept path analysis of a refuse truck successfully completing a three point turn within the Part B compliant turning circle provided.
3. Please refer to revised drawing '16009-008-A ROADS', showing sightlines of 23m in both directions applied to the junction of the proposed Homezone & Towerfield.
4. Noted.
5. Refer to attached drawing '16009-008-A ROADS'. Parking space P3 has been omitted as agreed with the Central Services Section.
6. Full details of footpaths will be submitted at detailed design stage.

8. Noted.
9. Noted.
10. Noted.
11. Noted.
12. Noted.
13. Noted.
14. Noted.
15. Noted.
16. Noted.

Public Lighting:

Noted regarding all item specifications contained within the Central Services Section submission on lighting requirements. Full details of public lighting to be submitted prior to tender drawings being issued.

Surface Water Disposal System:

1. Noted.
2. Noted.
3. Refer to drawing '16009-109-A DRAINAGE'. ACO drains have been omitted.
4. Refer to drawing '16009-109-A DRAINAGE'. A double gully has been added to this existing line. All gully's to be 'cycle friendly' type.
5. Only, Units 1 and 2 are discharging directly into main drainage. Due to site levels, it is not possible to discharge to the attenuation tank without pumping the storm water. Following consultation with the maintenance department, pumping storm water is not desirable. Please also note the oversizing of the attenuation tank to compensate for direct discharge.
6. Noted.
7. All details to be submitted for approval at detailed design stage.
8. Pollutants to be removed from the interceptor by LCCC maintenance department as required.
9. Noted.
10. Noted.
11. Noted.
12. Noted.
13. Noted.
14. Noted.
15. Noted.
16. Noted.
17. Noted.
18. Noted.
19. Noted.
20. Noted.
21. All details shall be submitted prior to the commencement of the works.
22. Noted.

General:

1. Noted

Construction Management and Delivery Plan:

1. Noted

Planning Authority Comments:

Noted and actions to apply

5.0 Conclusion

The proposed development is considered 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 (as extended)*, the *Croom Local Area Plan 2009-2019* and the *Draft Croom Local Area Plan 2019* 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 July, 2019, 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 22nd July 2019 and 10th October 2019 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. All details outlined in the report received from Operations and Maintenance Section of Limerick City and County Council shall be adhered to in full unless otherwise agreed in writing with the Planning Department.

Reason: In the interests of clarity and proper planning

3. 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.

4. 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.

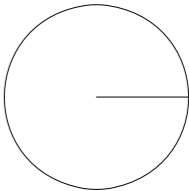
Reason - In the interest of the proper planning and sustainable development of the area, road safety and to protect the amenity of the area

5. 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. 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.

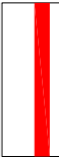

Reason: In the interests of public safety and residential amenity

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North



LEGEND:

-  PROPOSED SITE BOUNDARY SHOWN IN RED
-  PROPOSED SITE NOTICE LOCATION

SITE AREA:
4600 SQM or 0.46 HA or 1.13 ACRES

REVISIONS

DATE	REV.	BY	CHECKED	DESCRIPTION
	-			



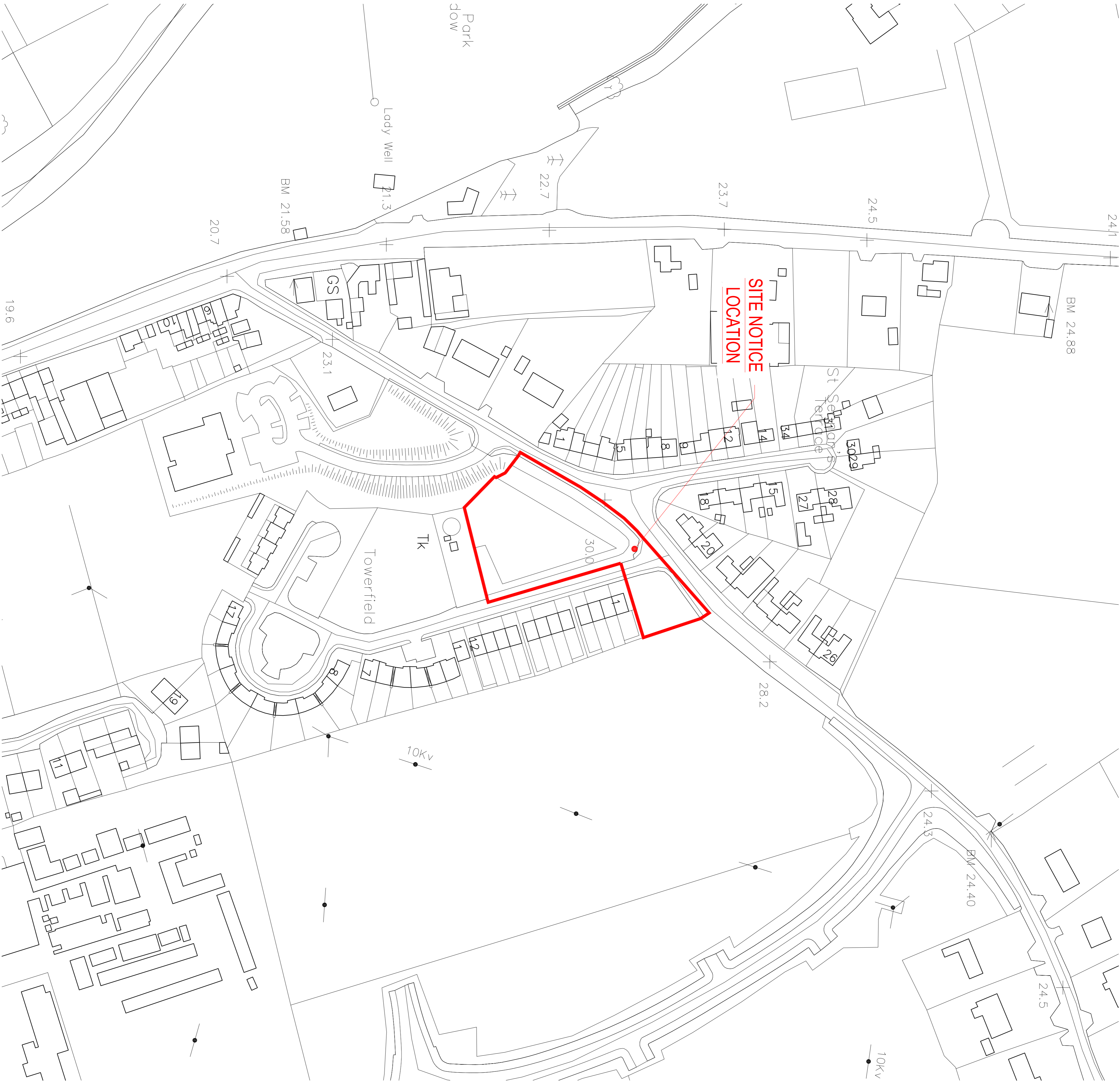
Limerick City and County Council
COMMERCIAL DESIGN & DELIVERY SERVICES
Limerick City Council

PROJECT:
TOWERFIELD HOUSING
TOWERFIELD, CROOM, COUNTY LIMERICK

STAGE:
PART 8 PLANNING APPLICATION

DRAWING TITLE:
SITE LOCATION MAP

DATE:	JULY 2019	DRAWING NO.:	16009-000
SCALE:	1:1000 @ A1		
DRAWN:	BR	SHEET SIZE:	A1
CHECKED:	SH	REVISION:	-
JOB NO.:	16009		
FILE NAME:	-		



Output Format:
=====

DWG_35_LEVEL

Output File:

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5046-B.DWG

Map Series:

=====

1:2500

5046-B
REVISION DATE = 14-Feb-2013
SURVEY DATE = 31-Dec-1991
LEVELLED DATE = 31-Dec-1978

Clip Extent:

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LXL1LY = 549961.640547

LRX1LY = 551961.640547

ULX1LY = 549961.642047

URX1LY = 551961.642047

Projection:

ITM

ITM Centre Point Co-ordinate:

=====

X,Y = 550961.641297

Extraction Date:

=====

25-Oct-2013

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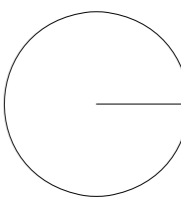
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chuid den fhoilseachán seo a chloipeáil, a
atáirgeadh nó a thoirchur in aon fhoirm nó, ar aon
bhealach gan cead i scríbhinn roinnte nó i foirm
ar chloipeáil.
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right of way.

Ní thaispeánann léarscáil de chuid Ordánais
Shuirbhéireacht na hÉireann teorann phointí cleachdaí
de mhionn rann, na léarscáil de gineithe miscúla.
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North



LEGEND:

- PROPOSED SITE BOUNDARY SHOWN IN RED
- LOCATION OF SITE NOTICE
- PUBLIC FOOTPATH
- PRIVATE OPEN SPACE
- HOMEZONE AREA
- SOFT LANDSCAPING, REAR GARDENS
- SELECTED TREES & ASSOCIATED PITS
- SELECTED STANDING SEAM ROOF FINISH TO HOUSING UNITS

SCHEDULE OF UNITS:

UNIT No.1	F.F.L. +30.00	UNIT No.9	F.F.L. +31.25
UNIT No.2	F.F.L. +30.50	UNIT No.10	F.F.L. +31.25
UNIT No.3	F.F.L. +31.00	UNIT No.11	F.F.L. +31.10
UNIT No.4	F.F.L. +31.00	UNIT No.12	F.F.L. +31.00
UNIT No.5	F.F.L. +31.25	UNIT No.13	F.F.L. +31.35
UNIT No.6	F.F.L. +31.50	UNIT No.14	F.F.L. +31.00
UNIT No.7	F.F.L. +31.50	UNIT No.15	F.F.L. +31.00
UNIT No.8	F.F.L. +31.50	UNIT No.16	F.F.L. +30.75

REVISIONS

DATE	REV.	BY	CHECKED	DESCRIPTION
10.10.2019	A	BR	SH	1. Revised roof profile to units 14 & 15. 2. Roads added revisions including reconfigured parking 3. Emergency boundary wall realignment revisions. Further reconfiguration of same, some front gardens have been extended to ensure remaining boundary areas aren't 4. Relating wall to southern boundary moved 1m into LCCD silo to ensure the Fish Water Tower site isn't disturbed during excavation and subsequent construction works.

Limerick City and County Council
COMMUNITY DEVELOPMENT
Design & Delivery Services
Limerick City Council
Limerick

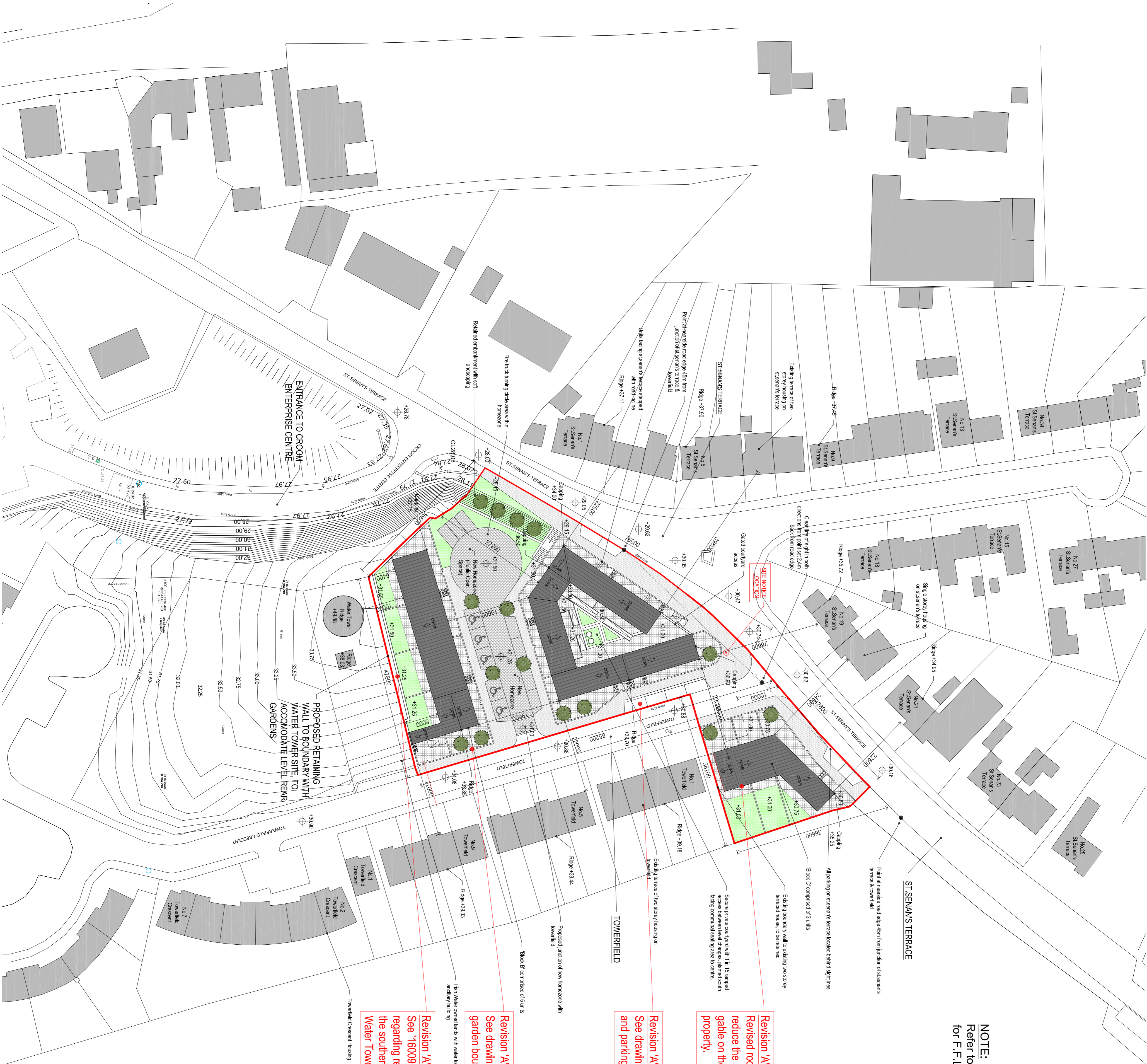
PROJECT:
TOWERFIELD HOUSING
TOWERFIELD, CROOM, COUNTY LIMERICK

STAGE:
PART 8 PLANNING APPLICATION
FURTHER INFORMATION

DRAWING TITLE:
PROPOSED SITE LAYOUT -
ROOF PLAN

DATE:	OCTOBER 2019	DRAWING NO.:	16009-101-A
SCALE:	1:500 @ A1	DRAWN:	BR
CHECKED:	SH	SHEET SIZE:	A1
JOB NO.:	16009	REVISION:	A
FILE NAME:	-		

NOTE:
Refer to schedule of units table
for F.F.L of each unit



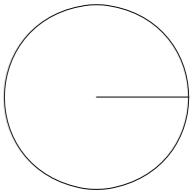
Revision 'A' Note 4:
See '16009-112' for further detail
regarding retaining wall proposals at
the southern boundary with the Fish
Water Tower site.

Revision 'A' Note 3:
See drawing '16009-108-A' for front
garden boundary wall revisions

Revision 'A' Note 2:
See drawing '16009-108-A' for roads
and parking related revisions.

Revision 'A' Note 1:
Revised roof profile to Units 14 & 15 to
reduce the scale and impact of the
gable on the adjacent existing
property.


North



- | LEGEND: | |
|---------|---|
| | RETAINED KEREL LINE WITH NEW
KIRBS AND FOOTPATHS |
| | REVISION NEW KEREL LINE TO
JUNCTION OF TOWERFIELD AND
ST. SERVANS TERRACE |
| | LINE OF EXISTING KEREL LINE TO
BE RE-USED |
| | NEW HOMEZONE, VEHICULAR AREAS
AND ASSOCIATED JUNCTION WITH
TOWERFIELD |
| | CLEAR SIGHTLINES OF 35M LEFT
AND RIGHT TRACTION JUNCTION |

REVISIONS		

DATE	REV.	BY	CHECKED	DESCRIPTION
10/10/2019	A	BR	SH	<ol style="list-style-type: none"> 1. Pleased with line on St. Simeon's Terrace. 2. Refined spacing P3 (as previously shown) omitted. 3. Reconfigured parking at a number of locations. 4. Signage 22m north of horizonline added on Horizonside. 5. Signage 22m south of horizonline added on Horizonside. 6. 22cm high sign to be placed on Towerside. 7. Signage 72m south of horizonline wall. 8. Revised boundary wall alignment to 10m width. 9. Added signage to be placed on St. Simeon's Terrace. 10. Addition of parking spaces to Horizonside.

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Limerick City and County Council
Design & Delivery Services
Merchants Quay
Limerick

PROJECT:
TOWERFIELD HOUSING
TOWERFIELD, CROOM, COUNTY LIMERICK

STAGE:
PART 8 PLANNING APPLICATION
FURTHER INFORMATION

DRAWING TITLE:
PROPOSED SITE LAYOUT -
ROADS

DATE:	OCTOBER 2019	DRAWING NO:	16009-108-A
SCALE:	1:500 @ A1		
DRAWN:	BR		
CHECKED:	SH	SHEET SIZE:	REVISION:
JOB NO:	16009	A1	A
FILE NAME:	-		