

**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 2 no. single storey and 10 no. 2 storey residential units. The unit mix comprises; 5 no. 2 bedroom units and 7 no. 3 bedrooms units.
- (b) New street connecting proposed scheme with Station Close road, new street connections to Station Close Road and adjoining lands to the north, associated footpaths, 16 no. car parking spaces;
- (c) Hard landscaping including communal visitor car park area, front gardens, bin stores, rear garden walls and installation of street lighting;
- (d) Soft landscaping including planting and trees;
- (e) Construction of and/or remedial works to boundaries with adjacent sites;
- (f) Construction of new watermain, new foul sewer connection, new wastewater pumping station, storm sewer, and surface water drainage systems;
- (g) Connection to public utilities;
- (h) All associated site works

At: Station Close, Knocklong.

Planning Reference No. 19/8007



**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: 15. 11. 2007

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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 Station Close, Knocklong, Co. Limerick. The site is accessed via the existing junction that services the existing housing development at Station Close. The development provides for the construction of 12 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) Provision of 2 no. single storey and 10 no. 2 storey residential units. The unit mix comprises; 5 no. 2 bedroom units and 7 no. 3 bedrooms units.
- (b) New street connecting proposed scheme with Station Close road, new street connections to Station Close Road and adjoining lands to the north, associated footpaths, 16 no. car parking spaces;
- (c) Hard landscaping including communal visitor car park area, front gardens, bin stores, rear garden walls and installation of street lighting;
- (d) Soft landscaping including planting and trees;
- (e) Construction of and/or remedial works to boundaries with adjacent sites;
- (f) Construction of new watermain, new foul sewer connection, new wastewater pumping station, storm sewer, and surface water drainage systems;
- (g) Connection to public utilities;
- (h) All associated site works

The plans and particulars went on public display from 02th September 2019 until 01th October 2019. Submissions and observations had to be submitted by 15th October 2019.

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.

Objective SS O14: Development within tier 5 settlements

Within these settlements, the Council shall facilitate development subject to compliance with objectives SSO1- SSO6 and the following:

- a) The scale of new residential schemes for development shall be in proportion to the pattern and grain of existing development and shall be located within or immediately contiguous to the core area. In this regard, any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement.
- b) New commercial developments shall generally be located within the core area and shall contribute positively to the village streetscape.
- c) New community and social facilities shall be provided in conjunction with residential development as required.

Objective SS O1: Scale of development within tiers 2-6

To ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development and to ensure that the expansion of towns and villages shall be in the form of a number of well integrated sites within and around the core area rather than focusing on rapid growth driven by one very large site. In this regard, and without prejudice to other development plan policies or development management best practices, there will be a positive presumption for housing developments of the following scale or smaller within each tier, as appropriate:

Tiers 2– 4: Generally no one proposal for residential development shall increase the existing housing stock by more than 10-15% within the lifetime of the plan.

Tier 5: Generally no one proposal for residential development shall be larger than 10-12 units. A limited increase beyond this may be permitted where demonstrated to be appropriate.

Tier 6: Generally development shall be in the form of single units on infill or brownfield sites within the core centre, except where there is a public sewer and water supply with capacity where up to 4-5 houses per application shall be considered. A limited increase beyond this may be permitted where demonstrated to be appropriate.

Objective SS O2: Design of development within tiers 2-6

The design, layout and character of new development shall relate to the local character and heritage of existing towns and villages and shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness of the settlement.

Objective SS O3: Capacity of town/ village to absorb development

Development of towns and villages shall be considered on the basis of its connectivity to the existing town / village core, capacity (infrastructural, social, cultural and economic), good design, community gain and proper planning and sustainable development.

Objective SS O4: Sequential growth of settlements

Where no specific zoning is identified for a settlement, new developments shall be within or contiguous to the core identified for each settlement, thus avoiding “leap frogging” of development and shall be designed so as to consolidate existing villages /towns and provide for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development.

Objective SS O5: Prevention of urban sprawl

In order to retain the identity of towns / villages, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside, it is an objective to prevent linear roadside frontage development on roads leading out of towns and villages.

Objective SS O6: Compliance with other guidelines

It is an objective of the Council to ensure that any new development complies with the standards set out in the development management guidelines in Chapter 10 of this Plan and the Sustainable Residential Guidelines for Urban Areas and the Urban Design Manual issued by the DEHLG, May 2009, or any amendment thereof.

3.1 Habitats Directive Project Screening Assessment

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

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

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

		forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	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 Openfield Ecological Services. The report concludes: *“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, either alone or in combination with other plans and projects.”*

3.2 Environmental Impact Assessment Screening Report

An Environmental Impact Assessment Screening Report was submitted as part of this application prepared by HRA Planning Consultants. The report concludes, *“the proposed development does not require Environmental Impact Assessment and the preparation of an Environmental Impact Assessment Report.”*

4.0 Submissions with respect to the proposed development

A total of 2 No. written submissions/observations was received and are listed below:

No.	Name
1	Al Fitzgerald, c/o Gleeson McSweeney Architects
2	Irish Water

Submission (1) Al Fitzgerald, c/o Gleeson McSweeney Architects

Submission description:

Objection to the development proposal for the following reasons:

1. Concerns in relation to existing sightlines at vehicular access point currently serving Station Close from Regional Road R513.

Design and Delivery comments:

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

1. Sightline considerations – A response from Dennany Reidy Consulting Engineers, on behalf of the Council confirming their satisfaction with the current availability of sightlines.

Planning Department comments:

A report has been received from the Roads Section of LCCC stating:

‘The roads section have assessed the sightlines at the junction of the site with the R513. Roads are satisfied that the sightlines to the north west are adequate. Sightlines to the south east need to be improved through the lowering of the adjacent boundary wall and the removal of the existing trees and vegetation. This requirement is referred to in the Dennany Reidy report. It appears from the information submitted that the wall and the trees are in the ownership of a third party. A letter of consent allowing a section of the boundary wall and the trees/vegetation to be altered/removed should be provided to ensure the correct sightlines can be delivered.’

An action shall apply that ‘No development shall commence on site until the sightlines at the junction with the regional road are improved to the written satisfaction of the Roads Authority of Limerick City and County Council.’

Submission (2) Irish Water

Submission description:

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

1. General Conditions:

- Should a pumping station be required, to be installed the cost is to be borne by the applicant.
- Prior to construction, engage with Irish water to ensure adequate measures are put in place to protect existing infrastructure.
- Enter into an Irish Water Connection Agreement prior to commencement,
- Proposed connections will be subject to the constraints of the Irish Water Capital Investment programme,
- No development permitted over Irish Water infrastructure,
- New infrastructure to be in accordance with Irish Water Standards and specifications,
- Existing Irish Water infrastructure not to be compromised by the development,
- Use of Irish Water infrastructure by adjacent customers not to be compromised,
- Irish water to be contacted in respect of and in advance of any new foul drainage or water supply connections being made,
- Certification requirements in respect of new infrastructure,

2. Water supply:

- Individual connections and water meter required per unit,
- Certified pressure testing of new infrastructure to be implemented prior to activation,
- Certified digital as-builts to be submitted to Irish Water prior to property occupation,
- Bulk flow meter to be installed,
- Exact layout and connection point to Irish Water watermain will be as per agreed Pr-Connection and Connection Agreements
- New infrastructure to be in accordance with Irish Water Standards and specifications,

3. Foul Drainage:

- Individual 100mm connections with inspection manholes required per unit,
- All right-of-ways to be as per Irish Water Agreements and specifications
- All gullies to be trapped,
- Settlement provisions to be made in respect of infrastructure laid in made ground,
- Certified installation required prior to occupation,
- Certified CCTV survey, Condition Report and digital as-builts of new infrastructure to be submitted to Irish Water prior to property occupation,
- New infrastructure to be in accordance with Irish Water Standards and specifications,

3. Surface Water:

- Surface water not permitted to enter the foul drainage network,

Design and Delivery comments:

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

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

Planning Department comments:

Noted

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 County Development Plan 2010- 2016 (as extended)*, 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 02nd Sept 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 02nd Sept 2019 and 05th November 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. No development shall commence on site until the sightlines at the junction with the regional road are improved to the written satisfaction of the Roads Authority of Limerick City and County Council.

Reason – In the interests of traffic safety

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.
- 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

6. Prior to the commencement of development the following details in relation to Surface Water Disposal shall be submitted for the written agreement of Planning Authority
- (a) Hydraulic modelling shall be supplied for the design of the pipes at a 1/5 year return period.
 - (b) Hydraulic modelling shall be supplied for the design of the network at a 1/30 year return period with no flooding occurring in line with the Greater Dublin Strategic Drainage Study.
 - (c) Hydraulic modelling for the design of the network at a 1/100 year return period to show that properties are protected against flooding.
 - (d) Revised location for the smaller Attenuation Tank under the road and footpath be submitted.
 - (e) The following shall be adhered to:
 - Attenuation tanks shall provide the designated storage volume and shall be a sealed system;
 - 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 provided 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 should be carried out in accordance with manufacturer's guidelines;
 - Design details on for the Attenuation Tank, Hydrobrake & Class 1 By-Pass Interceptor shall be submitted for approval;
 - (f) Details of the maintenance of the land drain in the rear gardens of the proposed development to be submitted
 - (g) The proposed channel drain in the home zone area shall be replaced with traditional road gullies connected to the main surface water system.
 - (h) Location of road gullies for the development to be submitted
 - (i) The AJ's in the public road shall be change to appropriate ironwork cover and frames, with the appropriate certification and markings.
 - (j) A maintenance plan and maintenance schedule shall be submitted for approval to Limerick City and County Council.
 - (k) Retained pollutants in the Class 1 By-Pass Interceptor shall 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 licensed contractor. The Applicant shall confirm how this will be dealt with. The alarm shall have a messaging system so that once the level of oil is reached and the alarm is activated notification is sent to a competent maintenance Contractor.
 - (l) The Applicant is proposing to discharge the surface water for the proposed development into an existing open drain. The Applicant shall submit a cross section of the open drain clearly indicating the bank level, proposed pipe invert level, water level and bed level. Headwall details and tide flex details shall be submitted. A photograph of the open drain shall be submitted.

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