

**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 3 x No. residential two-storey terraced units comprising 2 x No. 2 bedroom units and 1 x No. 1 bedroom unit;
- (b) provision of new on-street parallel parking comprising 3 x No. spaces to Greenhill Road and modification of existing footpaths;
- (c) hard landscaping including; front privacy strip and bin stores to dwellings;
- (d) soft landscaping including planting and trees;
- (e) replacement of/remedial works to existing boundaries with adjacent properties;
- (f) provision of new water connections, a foul sewer connection, and a surface water drainage system;
- (g) works to integrate with previously approved Part 8 planning submission on the adjoining site (Ref: 18/8001);
- (h) all associated site works.

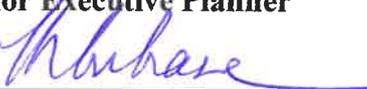
**At:**           7A Greenhill Road, Limerick

**Planning Reference No. 19/8008**

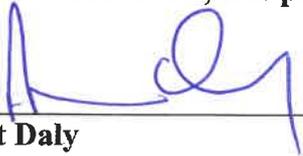
  
\_\_\_\_\_  
**Jennifer Mc Nulty**  
**Executive Planner**

  
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**Stephane Duclot**  
**A/Senior Planner**

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

  
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**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 5 of this report.

  
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**Dr. Pat Daly**  
**Chief Executive**  
**Limerick City & County Council**

**Date:** 12.12.19

## **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 7A Greenhill Road, Limerick. There are currently a number of disused buildings on site.

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

- (a) provision of 3 x No. residential two-storey terraced units comprising 2 x No. 2 bedroom units and 1 x No. 1 bedroom unit;
- (b) provision of new on-street parallel parking comprising 3 x No. spaces to Greenhill Road and modification of existing footpaths;
- (c) hard landscaping including; front privacy strip and bin stores to dwellings;
- (d) soft landscaping including planting and trees;
- (e) replacement of/remedial works to existing boundaries with adjacent properties;
- (f) provision of new water connections, a foul sewer connection, and a surface water drainage system;
- (g) works to integrate with previously approved Part 8 planning submission on the adjoining site (Ref: 18/8001);
- (h) all associated site works.

**The plans and particulars went on public display from 14<sup>th</sup> of October, 2019 to 12<sup>th</sup> of November, 2019. Submissions and observations had to be submitted by 27<sup>th</sup> of November 2019.**

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

#### **Limerick City Development Plan 2010 – 2016\***

The City Development Plan sets out the following with respect to acceptable development in the location in question:

- Map 1 - Land Use Zoning Map – the site is identified for ‘Residential’ land use.
- Map 6 – Parking Zones – the site is identified in Zone 3

The development as submitted complies with the Zoning Matrix.

#### **Policy EDS.4**

It is the policy of Limerick City Council to facilitate the regeneration agency in accordance with an approved master plan.

#### **Policy EDS.6**

It is the policy of Limerick City Council\* to facilitate the regeneration agency in accordance with an approved master plan.

#### **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.*

|   |                                  |  |    |
|---|----------------------------------|--|----|
| 4 | <b>Impacts on birds in SPAs-</b> | <i>Is the development within 1km of a Special Protection Area</i><br>Name of site:   | No |
| 5 | <b>Cumulative effects</b>        | Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above: | No |

Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Appropriate Assessment is not necessary.

### 3.3 Land Acquisition

Limerick City & County Council is the owner of the site.

However, as part of the Stage 3 application for the 3 units, a submission will be made to the DHPLG for the inclusion of bicycle storage. We cannot indicate what the response from DHPLG will be at this stage, although every effort will be made by LCCC to put forward the positive contribution bicycle storage would make to the scheme.

**Planning Authority Comment:**

Noted

## **4.2 Conclusion**

The proposed development is considered acceptable 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), and is, therefore, acceptable and in accordance with the proper planning and sustainable development of the area.

7.
  - 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

8. 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

9. Footpaths shall be dished at all road junctions.

Reason - To facilitate access for all in the interest of proper planning and development of the area

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

Reason- In the interests of public safety and residential amenity

11. 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