

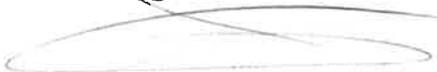
**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (as amended)**

Re: **Permission for the following:**

- (i) provision of 12 x No. residential units comprising; 3 x No. single storey 2 bedroom dwellings; 4 x No. two storey 2 bedroom dwellings, 5 x No. two storey 3 bedroom dwellings;
- (ii) hard landscaping including roads, footpaths, parking, garden walls, and public lighting;
- (iii) soft landscaping including lawns, trees and hedgerows;
- (iv) provision of new water connections, a foul sewer connection, and a surface water drainage system;
- (v) all associated site works.

At: Brookhaven, Montpelier, Co. Limerick

Planning Reference No. 19/8009



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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.



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

Date: 12.12.19.

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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 Brookhaven, Montpelier, Co. Limerick. The site is currently a green field.

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

- (i) provision of 12 x No. residential units comprising; 3 x No. single storey 2 bedroom dwellings; 4 x No. two storey 2 bedroom dwellings, 5 x No. two storey 3 bedroom dwellings;
- (ii) hard landscaping including roads, footpaths, parking, garden walls, and public lighting;
- (iii) soft landscaping including lawns, trees and hedgerows;
- (iv) provision of new water connections, a foul sewer connection, and a surface water drainage system;
- (v) all associated site works.

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

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

Montpelier is a Tier 5 Village - with a range of infrastructural, social and community facilities.

6.2 Water services infrastructure

Currently the sewerage system is untreated. There were plans for a new sewerage treatment plant across the river at Bridgetown, to which O'Briensbridge and Montpelier would have connections. However there is no prospect of delivery of this scheme in the short term, unless it can be part funded by a developer, with matching funding from the Council.

6.6 Objectives for development

Objective MP1 Development shall be directed inside the development boundary of the town as indicated on Map A-5 and in areas zoned for development according to the land use zoning objectives and land use zoning matrix.

Objective MP2: In relation to residential development

(a) Development of Residential Development Areas will be in two phases. No development will be permitted in phase 2 until phase 1 is at least 75% complete.

(b) The density, massing and height of development on the lands zoned for residential use on the eastern side of the village should be appropriate to reflect the site features, topography and views (immediate and long distant) into the site. Buildings along the northern boundary of the site, adjacent to the River Shannon shall be orientated to face onto the river and should be of a suitably high design standard to complement their location on the riverbank. Buildings should where possible not break skylines but should be framed by trees to reduce their impact.

(c) A detailed landscaping plan including a comprehensive survey identifying trees, hedgerow and other vegetation to be retained and incorporated into the new development shall be submitted with any planning application for the lands zoned residential use on the eastern side of the village.

Objective MP3: Water services Infrastructure and development

It is the objective of the Council to: a) Ensure development proposals provide adequate water and wastewater infrastructure to facilitate the proposed development, and that will contribute to an improved water/wastewater infrastructure to meet the village's planned needs.

Objective MP4: Protection of route corridor for proposed river crossing

It is an objective of the Council to reserve a route corridor, including a 60 metre buffer, as identified on map A-5 for a future road bridge crossing of the Shannon in order to alleviate traffic congestion of the old bridge. Proposals for development that will prevent the development of the proposed bridge and associated roads will not be permitted.

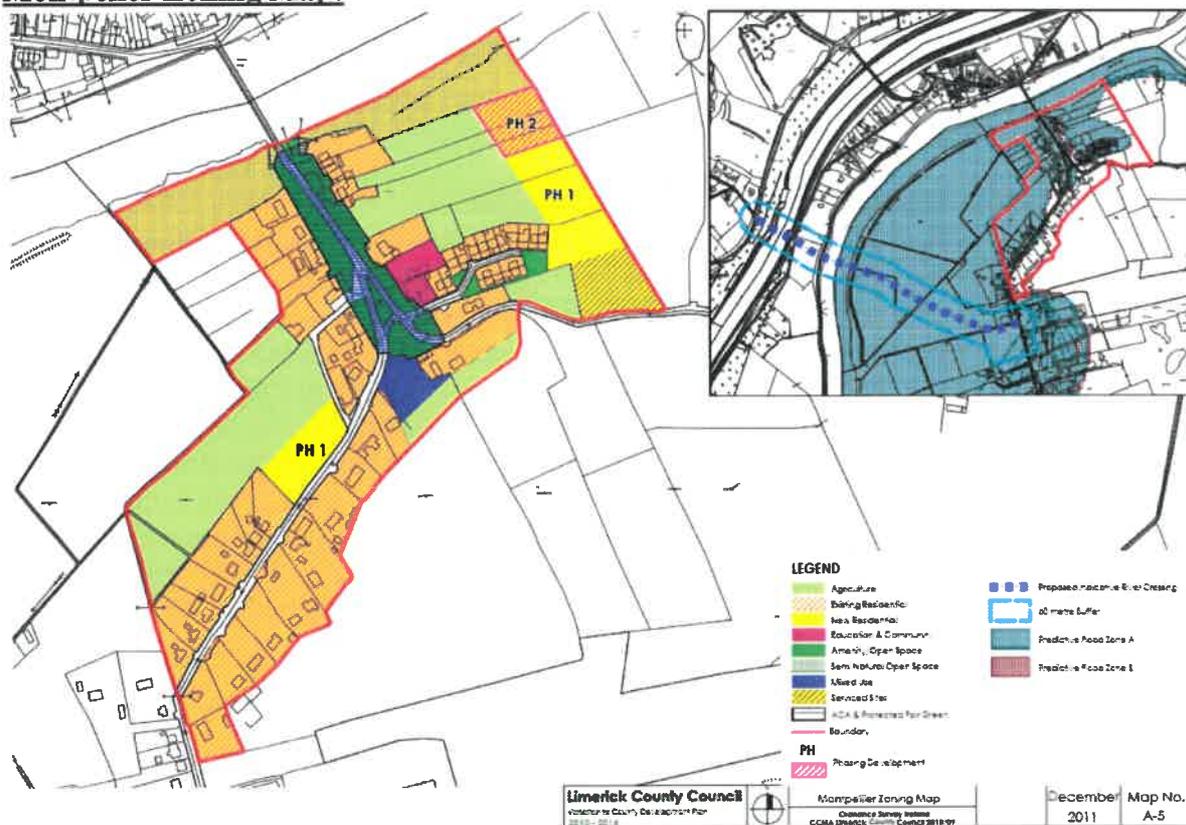
Objective MP5: Recreational amenities and community facilities

It is an objective of the Council to:

- a) Support the development of access-ways for pedestrians and cyclists along the river, with benches, viewing points, and picnic facilities; and low key water side amenities.
- b) Assess all river-side development proposals for both their direct and indirect impacts on traffic; on the conservation value of the river SAC; the setting of the bridge and fair green; and taking into account possible water safety issues and flood impact.
- c) Support the provision and proper development and landscaping of passive amenities in and adjacent to the Fair Green having regard to their setting and context in the landscape. In relation to the protection of the Fair Green the conservation of the form of the green area and retention of the lawn and existing trees as predominant elements is important.

The development as submitted complies with the Zoning Matrix – Phase 1 – Residential zoning. It should also be noted that a report has been received from the Physical Development or Limerick City and County Council dated 15th October 2019 stating ‘Physical Development Department currently have **no objection** to the proposed development on the principle of flood risk management.’

Montpelier Zoning Map:



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? Yes</p> <p>Operating phase effects:</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? Yes</p> <p>Abstraction:</p> <p>Are effects significant? No</p> <p>Displacement:</p> <p>Are effects significant? Yes</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>	Yes
		Name of sites: <i>Lower river Shannon Sac site.</i>	
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>	Yes
		Name of site: <i>Lower river Shannon Sac site</i>	
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>	Yes

		Name of site: <i>Lower river Shannon Sac site</i>	
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site:	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:	No

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

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 Shannon Estuary 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.

3.2 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 x No. written submission/observation were received and is listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
S.01	Transport Infrastructure Ireland
S.02	Residents of Brookhaven, Montpelier and Montpelier Development Association
S.03	Irish Water
S.04	LCCC Archaeological Department

4.1 Submissions:

<p>SUB (1) Transport Infrastructure Ireland</p> <p>Submission received on the 15th of November, 2019:</p> <p><u>Submission Summary:</u></p> <p>Submission in respect of the development proposal noting the following:</p> <p>TII have no specific observations to make in relation to this development.</p> <p><u>Design & Delivery Section Comments:</u></p> <p>No Issues Note</p> <p><u>Planning Authority Comment:</u></p> <p>Noted.</p>

SUB (2) Residents of Brookhaven, Montpelier as part of Montpelier Development Association, & Trinity Green supporting documentation

Submission description:

A submission was received from the Residents of Brookhaven, Montpelier and Montpelier Development Association on the 25th of November 2019. As the submission from the Residents of Brookhaven replicates the submission from the Montpelier Development Association, Design and Deliveries comments relate to the latter submission.

Submission Summary:

1. Existing foul system not fit for purpose.
2. Outdated CFRAMS Mapping.
3. Approval from Irish Water dated 8th March 2018.
4. Impact on the Natura 2000 site.
5. Storm water run-off from the proposed development.
6. Sustainable drainage techniques
7. Tier 5 Settlement
8. CDP Objective SS 03 and SS 014
9. OPW Flood Risk Management Plan 2018
10. There is a wide range of technologies that would allow an acceptable level of treatment of wastewater prior to discharge.
11. It needs to be demonstrated that all conditions in the certificate of authorisation are being fully complied with by the holder.
12. Residents have been totally ignored by the proposer of the project with no effort made to share any information that would help alleviate genuine concerns.
13. No new development can be contemplated without a detailed plan for the safe treatment and disposal of all wastewater in Brookhaven.
14. Likewise for storm water, there must be a clear plan that will protect current and future dwellings and prevent ingress of surface water into the sewer system.

Design and Delivery Comments:

1. Limerick City and County Council are aware of the current situation in relation to the existing foul system, and are liaising with Irish Water in relation to the upgrading of the existing system to ensure the best outcome for both new and existing residents.
2. Appendix A shows the up-to-date CFRAMS mapping as published by the Office of Public Works. LCCC note that while the site of the proposed housing is located outside the flood risk area, the existing foul system is located within an area deemed a flood risk and it is understood that this area has previously flooded. LCCC will give the commitment that we will not commence construction of the proposed houses until Irish Water have commenced the necessary works to rectify the existing foul system situation.
3. The existing foul system is under the control of Irish Water. Similar to any private development, Limerick City and County Council made an application to IW for a

connection to the existing drainage system, and approval was granted by IW to LCCC to connect to the existing foul system. However, LCCC have some observations in relation to the system and are liaising with Irish Water to carry out upgrade works to the existing system to ensure the best outcome for the residents, both existing and new, following the proposed Irish Water upgrade.

4. The current problems on site stem from flood waters entering the existing foul system. Because the tank is unsealed, raw sewage cannot be prevented from leaving the foul system when flood water fills it. Irish Water have committed to carry out upgrade works to this foul system. Following the upgrade of the system by Irish Water, the existing tank and manholes will be fully sealed, thereby preventing escape of raw sewage.
5. The storm water drainage system is designed in full accordance with the Greater Dublin Strategic Drainage Study and takes into consideration Sustainable Urban Drainage Systems (SUDS). As part of the housing development design, LCCC are planning to install two water pumps to the rear of the four existing dwelling houses that previously flooded, solely for the purposes of removing storm water before it enters these dwellings. It is intended that these pumps will be installed and maintained on a permanent basis during the construction of the new houses.
6. As part of the development, all roads will be constructed with a cross fall (higher at one side, falling away to the opposite side) that will take surface water away from the existing houses. This will result in storm water flowing away from the dwellings into gullies, and these gullies will in turn discharge into deeper below-ground trenches. As a secondary system, because roads will have a cross fall, surface water not entering the gullies will flow to grassed collection areas through perforated kerbs.

Concrete footpaths and driveways constructed as part of the development will be replaced with permeable paving which will allow surface water to flow through the hard kerb material and soak into the ground below it. This permeable material is designed for such purposes.

LCCC would be happy to use Roadstone Duraflow Porous Asphalt or similar approved surface material for this purpose. This road finish has been designed for use as a surfacing solution for porous pavements and Sustainable Urban Drainage Systems (SUDS) applications.

7. As per the current Development plan, Montpelier is classified as a Tier 5 Settlement.
8. Montpelier has been identified as a Tier 5 'zoned settlement' and the County Development Plan envisages that the population in the settlement will grow by 41 no. people up to 2022, with demand for an additional 22 no. housing units. The proposed development of 12 no. units sits comfortably within the envisaged population growth for the settlement, particularly in light of the modest population growth that took place between 2011 and 2016. By not developing an area such as Montpelier, this area is at risk of rapid decline in future populations. Appropriate and controlled growth of areas such as Montpelier will increase economic potential and encourage positive impacts and growth capacity for the village.

Objective SS 01 in the CDP seeks to ensure that the scale of new housing developments, both individually and cumulatively, are in proportion to the pattern and grain of existing development. This objective also seeks 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. LCCC is of the opinion that this proposal aligns with this objective. Objective 14 promotes development within Tier 5 settlements where the scale of new residential schemes for development are in proportion to the pattern and grain of existing development and are located within or immediately contiguous to the core area. LCCC is of the opinion that this proposal aligns with this objective.

9. The Planning Report included in the submission states that the 2018 OPW Flood Risk Management Plan has estimated a zero increase in the population of Montpelier and O'Briensbridge. However, the current Development Plan has estimated an increase of 41 people with an additional 22 houses required. Reference to all development within the City and County of Limerick must be considered on the basis of both the Development Plan and housing need. There is a social housing need in the area and as such, additional houses are required.
10. While full details of the Irish Water upgrade proposal have not yet been received by LCCC, LCCC assumes that a percolation area will take the run-off effluent prior to discharge to the river.
11. Noted.
12. LCCC have had a number of meetings with local residents of Brookhaven estate, and particularly with residents affected by flooding in 2009. Following these meetings, LCCC fully understand the ongoing threat and anxiety caused by heavy rainfall for these residents. To alleviate the anxieties, LCCC have proposed the installation of 2 heavy duty permanent pumps to the rear of the existing houses that previously flooded. These pumps would discharge flood water to a higher level for the duration of any future flood events, thereby reducing the risk of flooding of these dwelling houses. In addition, these pumps would greatly reduce the risk of storm water entering the foul system.

As part of the development, all roads will be constructed with a cross fall (higher at one side, falling away to the opposite side) that will take surface water away from the existing houses. This will result in storm water flowing away from the dwellings into gullies, and these gullies will in turn discharge into deeper below-ground trenches. As a secondary system, because roads will have a cross fall, surface water not entering the gullies will flow to grassed collection areas through perforated kerbs.

13. Limerick City and County Council can commit that no construction of the proposed houses will commence until Irish Water have commenced the necessary works to rectify the foul system situation.
14. The completion of the above surface water works by LCCC as part of the construction of the proposed houses, combined with the relocation of the foul system to a location outside the flood risk area proposed as an option by Irish Water, should go a very long way to mitigate the current situation for both existing and new residents.

Planning Authority Comment:

Noted and action shall apply.

Response to additional concerns appended to the submission of the Residents of Brookhaven:

1. Sewage / Septic Tank
2. Flood Zone
3. Road entrance to Brookhaven

4. Amenities

Design and Delivery Comments:

1. The existing tank is under the control of Irish Water and similar to a private developer, Limerick City and County Council made an application to Irish Water for a connection to the existing drainage system. Approval was granted by Irish Water to LCCC to connect to the foul system. LCCC reviewed the existing situation and have some observations in relation to the system. On foot of this, LCCC are liaising with Irish Water on a proposed upgrade of the existing foul system to ensure the best outcome for the residents, both existing and new, following the proposed Irish Water upgrade.

IW have confirmed the following:

The tank at Brookhaven has capacity to treat the existing load plus the additional foul effluent associated with the proposed social houses. Regular maintenance works, such as desludging to prevent build-up in the foul system, is an operational matter and will be undertaken by Irish Water and LCCC in accordance with Standard Operational Procedure guidelines.

Subsequently, Irish Water have committed that they will carry out upgrade works on the existing foul system to alleviate the health risk caused by flood waters

In relation to storm water run-off, all storm water will be disposed within the site boundary via road gullies and perforated land drainage pipe. The Storm water drainage system has been designed in accordance with the Greater Dublin Strategic Drainage Study and considers Sustainable Urban Drainage Systems.

2. As per the attached CFRAMS flood mapping, as issued by the Office of Public Works, the proposed location for the new housing is not within the flood risk area.

Following a number of meetings with the Brookhaven residents, in particular the residents of the homes subject to the flooding in 2009, LCCC fully understand the ongoing threat and anxiety caused by heavy rainfall. Furthermore, LCCC are very aware of the current condition of the existing foul system and the issues experienced by the residents at times of high rainfall. LCCC have proposed and reviewed the option, as part of the housing development, of installing two permanent pumps for the sole purpose of removing storm water before it enters the existing neighbouring dwellings. These pumps will be installed on a permanent basis as part of the proposed housing development.

In addition, these pumps would greatly reduce the risk of storm water entering the foul system.

LCCC have further proposed to seal the tank and create a bund (engineered raised bank) in order to reduce the risk of storm water entering the tank and to reduce emanating smells.

LCCC will not commence construction of the proposed houses until Irish Water have commenced the necessary upgrade works to rectify the existing foul system situation.

3. The existing road entering the proposed site which currently serves the Brookhaven estate is a public road under the control of Limerick City and County Council. LCCC have proposed installing a water catchment system at the existing entrance to the Brookhaven estate, thereby catching storm water run-off before it enters the estate and causes the roads to flood. These works would be carried out as part of the construction of the proposed housing development.

The existing access road is 6.097m in width. Taking into consideration the width of a car, 2.2m, LCCC do not consider that an increase in traffic will impact negatively on the existing residents. The Design Manual for Urban Roads and Streets (DMURS) allows carriageway widths of between 6.0m and 6.5m for heavily trafficked Arterial and Link streets. Arterial and Link streets are usually those that buses and lorries use on a constant basis. DMURS allows standard carriageway widths for Local streets of between 5.0 and 5.5m. Therefore, LCCC considers that sufficient width exists on this short section of roadway for local residential traffic.

LCCC can commit to making good any damage caused to the road during the construction of the houses to a standard exceeding its original condition.

4. Noted.

Planning Authority Comment:

Noted and action shall apply.

SUB (3) Irish Water

Submission received on the 7th of October, 2019:

Submission Summary:

Submission in respect of the proposed development noting the following matters:

Planned upgrade works.

Design & Delivery Section Comments:

The contents of the submission are noted.

Since the initial scripting of Irish water submission dated 7th October 2019, ongoing discussions have taken place between IW and LCCC, in a bid to find a solution to the ongoing problems experienced by the residents of Brookhaven. The following is list of options now being studied in an IW/LCCC design review:

- Sheet piling the area surrounding the existing septic tank, with a clay lined berm placed on top.
- Separation of the storm and foul water into two systems.
- Installation of a new Septic tank, which will be fully sealed and will only receive foul effluent. Upgrading of all valves to take place.
- Sealing of all foul discharge points throughout Brookhaven.
- Installation of a fully sealed storm water tank, with an internal pumping station to be used in times of high rainfall.

Planning Authority Comment:

Noted –action shall apply

SUB (4) LCCC Archaeological Department

Submission Summary:

Submission in respect of the development proposal noting the following:

Archaeological monitoring should be in place for all ground disturbance associated with the development.

Design & Delivery Section Comments:

Noted, Contractor will liaise with LCCC Archaeological Department prior to any excavations undertaken.

Planning Authority Comment:

Noted – action shall apply

Design & Delivery Conclusion to Submissions:

Following a number of meetings with local residents of Brookhaven estate, and particularly with residents affected by flooding in 2009, LCCC fully understand the ongoing threat and anxiety caused by heavy rainfall for these residents.

Limerick City and County Council are aware of the problems surrounding the existing foul system, including smells emanating from the tank, flood waters entering the tank and causing sewage exiting the tank. LCCC are also aware of the flooding that has taken place in recent years in the existing houses, and the ongoing worries that this will happen again, in particular during times of high rainfall.

LCCC have, over the last 12 months, liaised considerably with Irish Water regarding our observations and those of the residents. Following this, LCCC are now in the positive position of seeing upgrade works being undertaken by Irish Water in the coming months.

To reduce fears faced by the residents of Brookhaven, Limerick City and County Council propose to hold off constructing the proposed dwelling houses until Irish Water have commenced their wastewater upgrade works. This would ensure that all new connections to the foul drainage will be to a system that is not at risk of flooding, and that any upgraded system discharges to a percolation area before safely outflowing to the adjacent river.

In relation to the Storm water drainage system for the proposed site, LCCC can confirm that the proposal is designed in accordance with SUDS requirements and the Greater Dublin Strategic Drainage Study. In addition, proper maintenance of this system will reduce flood risk for the long term.

As part of the construction of the new houses, LCCC have also committed to installing two pumps on a permanent basis to the rear of the existing dwellings previously flooded, in addition to surface water drainage works on the existing access road. This will offer peace of mind to these residents during periods of high rainfall.

LCCC are happy to work with the residents of Brookhaven to put in place long term solutions to these serious issues that they have encountered, and would welcome any support they can offer LCCC in the future.

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 County Development Plan 2010-2016 (as extended), and is, therefore, acceptable and in accordance with the proper planning and sustainable development of the area.

5.0 Action taken by Local Authority

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 14/10/19 and the report received by the Planning Authority on 11/12/19, except as may otherwise be required in order to comply with the following conditions.

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

2. The Mitigation Measures set out in the Environmental Report/s submitted on file shall be carried out in full on site.

Reason - In the interest of orderly development and proper planning and sustainable development.

3. The development shall comply with the requirements of Irish Water set out in the report/s submitted on file. No construction shall commence on site until such time as the existing wastewater and storm water infrastructure systems have been upgraded to the written satisfaction of the Planning Authority and Irish Water.

Reason - In the interest of orderly development

4. 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

5. 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

6.
 - 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

7. 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, off-site disposal of construction/demolition waste and tree protection.

Reason- In the interests of public safety and residential amenity

8. An Invasive Species Managements Plan shall be prepared and submitted for written agreement of the Planning Authority prior to the commencement of any development on site.

Reason - In the interest of orderly development

9. During the construction phase, tree protection shall be carried out as per the recommendations made in the Arborists Report on file and the Construction Management Plan shall be updated to reflect the necessary protection mechanisms.

Reason - In the interest of orderly development

10. The development shall comply with the requirements of the Physical Development Department of Limerick City & County Council with regard to flood mitigation measures.

Reason - In the interest of orderly development and public safety.

11. Archaeological monitoring shall be in place for all ground disturbance associated with the development (including ancillary disturbance such as the creation of a compound and other local arrangements caused by the contract). Should archaeological material be found during the course of the monitoring, the archaeologist may have work on site stopped, pending a decision as to how best to deal with the archaeology. The Department of the Arts, Heritage, Regional, Rural and Gaeltacht Affairs and the Planning Authority Archaeologist shall be informed. Should archaeological excavation be required as part of the mitigation then the excavation, the post excavation and the production of an excavation report to the an acceptable standard shall be facilitated and funded. On completion of the monitoring, an archaeological report detailing the works shall be submitted to the Planning Authority and the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

12. 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

13. (i) Within one month of the receipt of this grant of permission the Applicant shall submit a detailed palette of materials and finishes for written agreement of the Planning Authority, for the proposed dwelling units to include windows, doors, vents, external railings and walls, louvered screens, photovoltaic panels etc
- (ii) Any galvanised metal railings, gates, fire escapes, bin stores shall be finished in an appropriate colour and not left in a raw state.
- (iii) A 2 metre high privacy wall shall be constructed along the rear of the site and a 2 metre side dividing wall boundary shall be constructed between houses. The walls 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. Prior to commencement of development full details shall be submitted for the written agreement of the Planning Authority.

Reason – In the interest of orderly development and proper planning