



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Forbairt Gheilleagrach,
Ceanncheathrú Chorpáraideach,
Cé na gCeannaithe,
Luimneach

Economic Development,
Limerick City and County Council,
Merchants Quay,
Limerick

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17th September, 2020.

To: The Cathaoirleach and each Member of the Metropolitan District of Limerick

A Chomhairleoir, a chara,

I enclose herewith, Chief Executive's Report prepared in accordance with Section 179(3) of the Planning and Development Act 2000 (as amended) and Part 8 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.

Is mise le meas,

Vincent Murray,
A/Director of Service,
Economic Development.

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

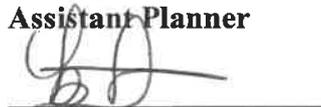
Re: **Permission for the following:** for (a) extension to existing Engine Building to consist of the provision of 1254 sqm. of digital collaboration space facing onto Dominick Street, (b) comprising of collaboration space on ground and first floor, office accommodation on second floor and meeting/conference suite on third floor, (c) plant room and garden area at roof level of existing building on Cecil Street, (d) hard and soft landscaping to rear courtyard, (e) connection to existing site services, (f) all associated site works. The site is located within an Architectural Conservation Area ACA 1A South City Centre & Newtown Pery.

At: Dominick Street, Limerick

Planning Reference No. 20/8001



Darragh Ryan
Assistant Planner



Stephane Duclot
A/Senior Planner

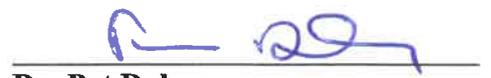


Donogh O' Donoghue
A/Senior Executive Planner



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.



Dr. Pat Daly
Chief Executive
Limerick City & County Council

Date: 17.9.2020.

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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 Dominick Street, Limerick. ENGINE is located on Upper Cecil Street and provides Fixed Office Space, Hot Desking, Swing Spaces, and meeting and board rooms.

The site presently forms part of a proposal to provide working spaces for individuals and companies with facilities to match their ambitions within the city centre.

Under this planning application the Applicant, Economic Development Directorate, Limerick City & County Council proposes the following:

- a) extension to existing Engine Building to consist of the provision of 1254 sqm. of digital collaboration space facing onto Dominick Street
- (b) comprising of collaboration space on ground and first floor, office accommodation on second floor and meeting/conference suite on third floor,
- (c) plant room and garden area at roof level of existing building on Cecil Street, (d) hard and soft landscaping to rear courtyard,
- (e) connection to existing site services,
- (f) all associated site works.

The plans and particulars went on public display from the 17th of June 2020 to the 15th of July 2020. Submissions and observations had to be submitted by the 29th of July 2020.

Figure 1: Site Location

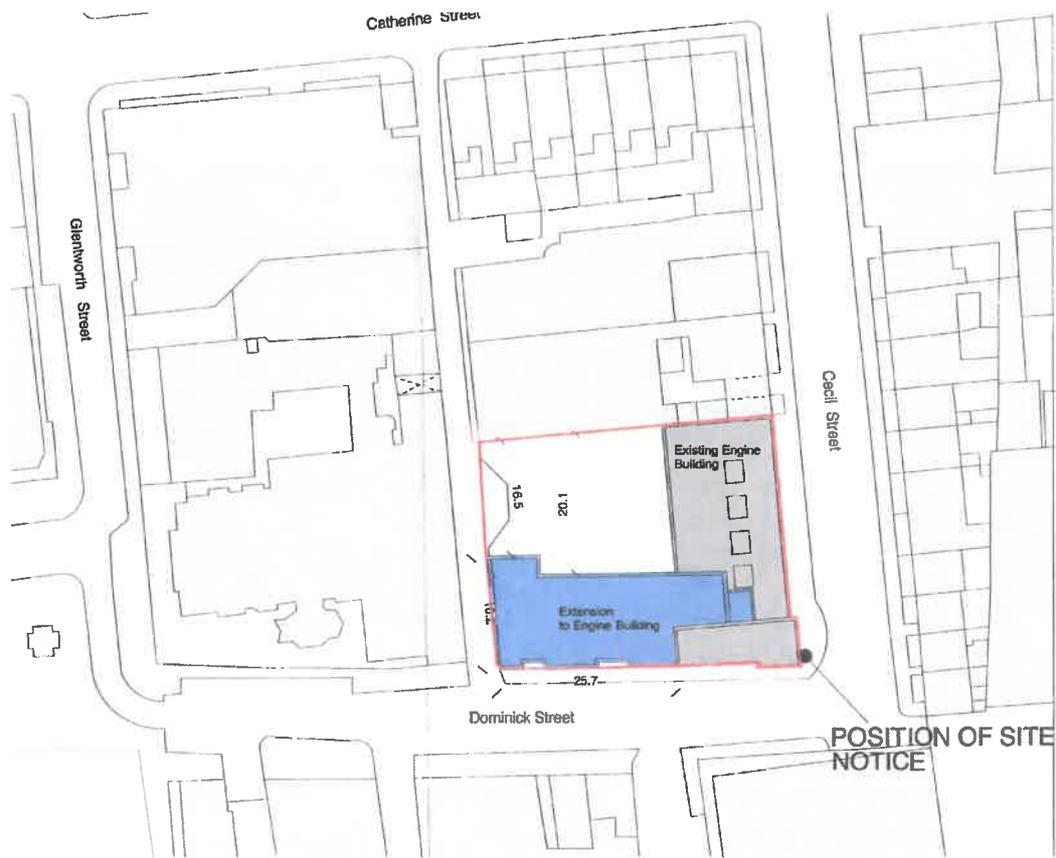


Figure 2: Site elevations



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

Limerick City Development Plan 2010 – 2016 as amended

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

- o Land Use Zoning Map – the zoning objective for the site is “City Centre Area”.

Policy EDS.16

It is the policy of Limerick City Council to support the development of high technology businesses in the Commercial Core Area and Docklands.

Science Parks /Research & Development

Research Development is seen as a key component in the creation of sustainable employment. Research and Innovation have received additional support following the announcement of the Department of Enterprise, Trade & Employment Investment Strategy (€3.8 billion) for Science, Technology & Innovation 2006-2013. Third level institutions play a critical role in fostering research and development through their research programmes.

Policy EDS.17

It is the policy of Limerick City Council to support the development of research and development activities linked to higher level education activities in the City.

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:</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? 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 eg. Bogs or otters -see abstraction/run off etc above.	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> Name of site: 1 km from the Lower River Shannon SAC site.	Yes
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site: 1 km from the Lower River Shannon SAC site.	Yes
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i> Name of site: 1 km from the Lower River Shannon SAC site.	1 km from the Lower River Shannon SAC site.
4	Impacts on birds in SPAs	<i>Is the development within 1km of a Special Protection Area</i> Name of site: River Shannon and River Fergus Estuaries	Yes
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	No

The site is located approximately 1km from the nearest Natura 2000 site, the Lower River Shannon SAC. An Appropriate Assessment Screening Report was submitted as part of this application prepared by Openfield Ecological Services. The screening report concludes that the project will not adversely affect the Lower River Shannon SAC site. Therefore, a stage 2 Appropriate Assessment was not required.

3.2 Environmental Impact Assessment Screening

An EIAR screening report was submitted with the application, prepared by HRA planning.

The report concludes that the development does not fall within any of the threshold requirements for a mandatory EIA as specified in Section 5 of the Planning and Development Regulations 2001. The size of the development is limited, located within existing brownfield site, the development as proposed does not require the preparation of an Environmental Impact Assessment Report.

3.3 Land Acquisition

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

3.4 Design Detail

Applicant has submitted a Design Statement outlining justification for proposed design at this location. The extension shall be for a total area of 1200sqm of flexible collaboration space, office and conference spaces. It is proposed to situate the new extension onto Dominck Street, reinstating the scale and height of previous Georgian houses that once stood at this location. The proposed height shall be 4 storeys matching the height of existing Engine building. The applicant has indicated design detail for high end finishes and materials. The planning authority consider the proposal for redevelopment to be welcome at this location.

4.0 Submissions with respect to the proposed development

A total of 4 no. written submission/observation was received and are listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Operations & Maintenance Section, Limerick City and County Council
2.	Irish Water Irish Water PO Box 860, South City Delivery office, Cork City
3.	Fire Section, Limerick City and County Council
4.	Executive Archaeologist, Limerick City and County Council

4.1 Submissions:

Submission No 1: Operations & Maintenance Section, Limerick City and County Council

Submission Summary:

Roads: In relation to surface water the following must be adhered to:

- The Applicant shall submit a Surface Water Disposal Plan showing the existing and proposed to the Planning Authority for approval prior to construction.
- Appropriate ironwork cover and frames shall be used throughout the development with the appropriate certification and markings. If the manholes are to be located on the footpath, suitable footway manholes must be used.
- On completion of the development a Chartered Engineer shall certify all works in relation to the surface water disposal system.
- 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 footpath/public road.
- All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development.
- A Public Lighting Design for the development to the Planning Authority for approval prior to construction, in line with the following:
 - The Public Lighting Design shall be designed and signed by a Lighting Design Engineer;
 - The lighting design should comply with BS5489: 2013 and BS EN 13201: 2003;
 - The LED's have a required maintained minimum point illuminance of 1.1 lux for footways;
 - The LED's have a required maintained average illuminance of 5.5 lux for roadways;
 - Lighting columns are designed to BS EN 40;
 - The lanterns are equipped with electronic control gear, controlled by photocells (photocells have individual NEMA sockets on each lamp for standard photocell);
 - A legible plot of the lux levels superimposed on the Site Layout Plan to a scale of 1/500 is submitted (along with supporting calculations);
 - The lantern type is a SEAI triple E Registered product;
- A Construction Management and Delivery Plan to be submitted.
- Any works outside red line boundary for connection of services to be agreed with the Roads Sections

Economic Development Response

Roads

- A surface water disposal plan will be submitted to the planning authority prior to construction (to be prepared by consulting civil engineers

Denanny Reidy)

- Appropriate ironwork covers to be used during construction
- Consulting civil engineers Denanny Reidy will certify works relating to water disposal
- All surface water to be disposed of properly, no surface water onto adjoining properties.
- Surface water from the public road will continue to be accommodated.

Public Lighting

- To be designed by Malachy Walsh Engineers
- All lighting to comply with BS 5489.
- LED's to have minimum illumination of 1.1 lux for footways.
- 5.5 lux for roadways
- Lighting columns to BS EN40
- Lanterns to be controlled by photocells.
- Site Plan to 1:500 to be submitted prior to construction with Lux levels
- Lantern type to be SEAI triple E.

Construction Management

- A Construction Management and Delivery Plan to be submitted and agreed prior to construction.

General

Any works outside red line boundary for connection of services to be agreed with the Roads Sections

Planning Authority Comment:

Noted and appropriate actions to apply

Submission no 2: Irish Water PO Box 860, South City Delivery office, Cork City

Submission Summary:

- Where any connection to public infrastructure is required the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement All development shall be carried out in compliance with Irish Water Standards codes and practices.

- Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

Economic Development Response:

- Applicant to enter into a water connection agreement with Irish Water prior to construction.
- Applicant to enter into a water connection agreement with Irish Water prior to construction.
- Applicant with comply with Section 104 of the 2007 Water Services Act
- Applicant to ensure that existing connections are to Irish Water Specifications.
- The integrity of the foul sewer and water main system shall not be compromised by the development.
- If there is existing lead pipework it will be replaced.
- The development will not adversely affect the operation of foul sewer and watermain networks of adjoining properties.
- Any works to the watermain and sewer networks are to be in accordance with Irish Water Technical Documentation.

Planning Authority Comment:

Noted.

Submission No 3: Fire Service, Limerick City and County Council

Submission Summary:

- No objections - The proposed works to comply with the Building Regulations 1997 to 2019.
- A Fire Safety Certificate application to be submitted
- A Disability Access certificate application to be submitted

Economic Development Response :

- The proposed works to comply with the Building Regulations 1997 to 2019.
- A Fire Safety Certificate was made on the 7th of August by Jeremy Gardner Associates
- A Disability Access certificate application was made on the 7th of August by Drake Hourigan Architects

Planning Authority Comment:

Noted.

Submission No 4: Executive Archaeologist, Limerick City and County Council

Submission Summary:

- There are no archaeological issues.

Economic Development Response :

Noted

Planning Authority Comment:

Noted.

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 17/06/20 and the report received by the Planning Authority on 16/09/2020 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. 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

3. 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

4. A 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

5. Prior to initiating any works at this development, the site developer or appointed contractor shall submit to the Planning Authority for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, 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.

Reason – In the interests of proper planning and sustainable development

6. Prior to the commencement of development, a surface water disposal plan shall be submitted for the written agreement of the Planning Authority.

Reason – In the interests of proper planning and orderly development

7. Prior the commencement of development a full public lighting scheme shall be submitted for the written agreement of the Planning Authority.

Reason – In the interests of proper planning and sustainable development

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. Prior the commencement of development full details of the palette of materials and finishes to be submitted for the written agreement of the Planning Authority.

Reason – In the interest of orderly development and proper planning