

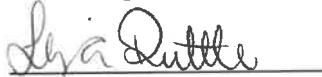
**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (as amended)**

Re: **Permission for the following:**

- (i) Development of a Fire Service Training Centre (phase 1) to include a change of use of existing unit (former Fit 4 Life building) as a Training Centre Building including lecture rooms, canteen and showering / changing facilities;
- (ii) Construction of a fire service drill yard with two drill towers;
- (iii) Construction of a Compartment Fire Behaviour Training Unit;
- (iv) All associated site works

At: Kilmallock Business Park, Ardyoul, Bruree Road, Kilmallock, Co. Limerick.

Planning Reference No. 20/8002



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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: 4th 9th 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 Kilmallock Business Park, at Ardyoul, off the Bruree Road (regional road R518), Kilmallock, Co. Limerick. Part of the site is an existing building and part of the site is a green field site with connectivity via internal access roads.

Under this planning application the Applicant, National and Regional Shared Services Directorate, Limerick City & County Council proposes the following:

- i. Development of a Fire Service Training Centre (phase 1) to include a change of use of existing unit (former Fit 4 Life building) as a Training Centre Building including lecture rooms, canteen and showering / changing facilities;
- ii. Construction of a fire service drill yard with two drill towers;
- iii. Construction of a Compartment Fire Behaviour Training Unit;
- iv. All associated site works

The plans and particulars went on public display from the 18th of July 2020 to the 29th of August 2020. Submissions and observations had to be submitted by the 29th of August 2020.

Location:



Figure 1: Site Location

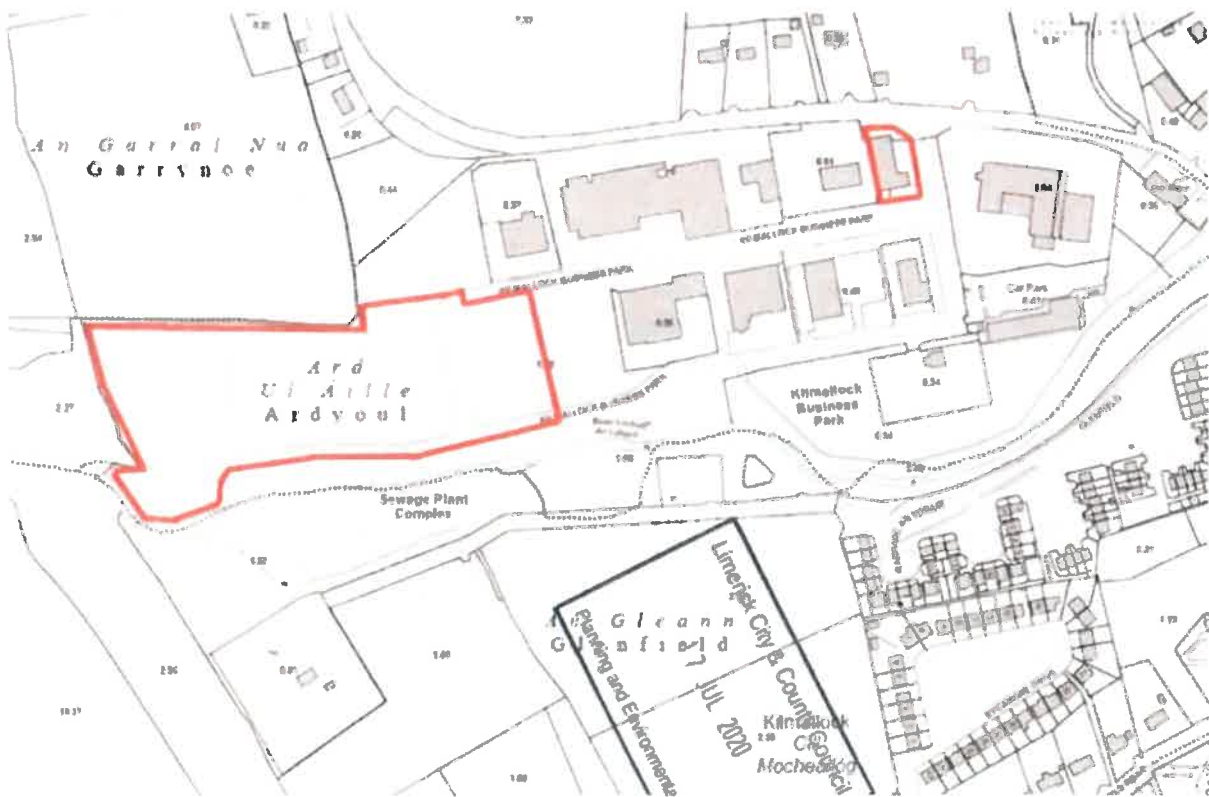


Figure 1: Site Location

Site Layout:

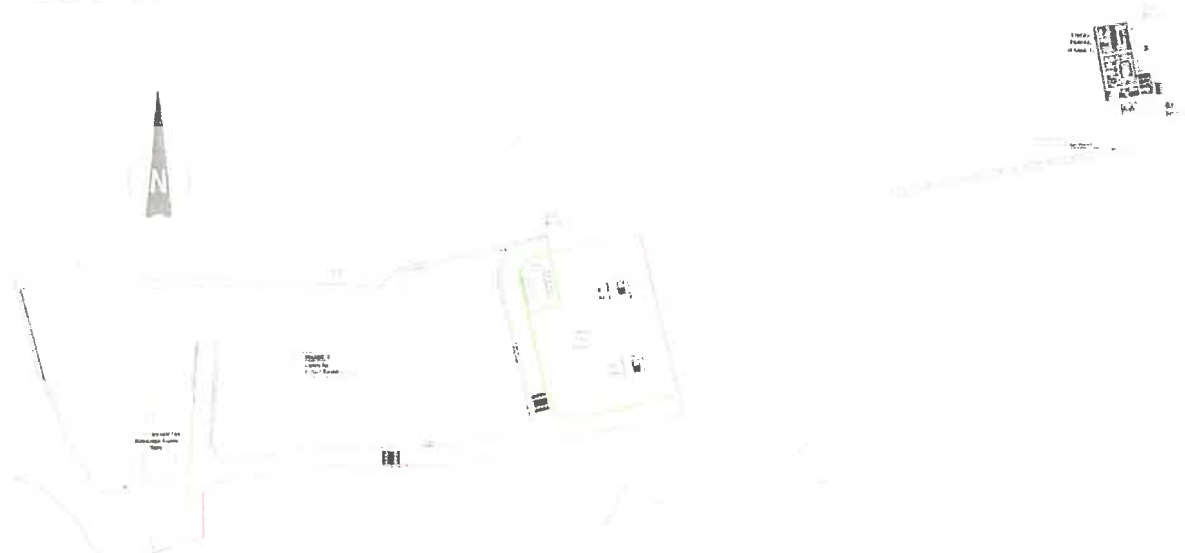


Figure 3: Site Layout

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 Kilmallock Local Area Plan, 2019-2025:

The Local Area Plan sets out the following with respect to acceptable development in the location in question:

- Land Use Zoning Map – the site is identified for ‘Enterprise and Employment.
- An indicative line for a proposed distributor road cuts through the site in close proximity to the west boundary of the settlement.



Figure 4: Kilmallock Local Area Plan zoning and flood map

Objective E1: Enterprise and Employment

The development as submitted complies with the Zoning Matrix.

3.2 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: Are effects significant? No</p>	<p>Ex-situ effects: Are effects significant? No</p> <p>Run-off: Are effects significant? Yes</p> <p>Abstraction: Are effects significant? No</p> <p>Displacement: 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:	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> Name of site:	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,</i>	No

		<i>saltmarsh, shingle, reefs, sea cliffs</i> Name of site:	
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 – within existing business park, on outskirts of settlement

The site is located within 10km of Ballyhoura Mountains SAC (code 002036)
within 10km of Glen bog SAC (code 001430)
within 14km of Blackwater River SAC (code 002170)

An Appropriate Assessment Screening Report was submitted as part of this application prepared by Kenneally Wildlife and Ecological Services Screening for Appropriate Assessment (stage 1) was carried out and determined that the project site is not within any designated site and the development has no hydrological connection with any of the SACs within 15km and so no impact on the Natura 2000 Network is likely. Therefore, no further stages of appropriate Assessment were required.

An Ecological Impact Assessment was carried out as a precautionary measure to protect the nearby river Loobagh (50m south of the site) and local ecology.

Due to the small scale, nature of the project, the need for an Environmental Impact Assessment Report (EIAR) is not required.

3.3 Land Acquisition

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

3.4 Conclusion

Actions attached as per the information submitted on file.

4.0 Submissions with respect to the proposed development

A total of 2 x no. written submission/observation was received and is listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1.	Martin & Michelle Costello, 90 Bellview, Kilmallock, Co. Limerick
2.	Limerick City and County Fire & Rescue Service, National and Regional Shared Services, Limerick City & County Council

4.1 Submissions:

SUB (1) Martin & Michelle Costello, 90 Bellview, Kilmallock, Co. Limerick

Submission received on the 26th August 2020:

Submission Summary:

More detail required in respect of materials to be burnt as part of training exercises, number of fires over a 1 week training course, the impact of fire and smoke on residential properties in close proximity and adjoining businesses in the Business Park, including a crèche.

National and Regional Shared Services Directorate Comments:

The estimate of 80 days per year is based upon the expected usage demands from Limerick and external courses. The training venue may be asked to deliver up to four national 1-week CFBT courses per year, which equates to 16 days of burning per year.

The refresher period for CFBT training is every three years. With Limerick and the other fire authorities in the Munster area using the venue for their refresher training it equates to an average of 30 2-day refresher courses per year over the three-year period or 60 days of burning per year.

The QQI accredited Compartment Fire Behaviour Training course is a standardised 1-week course developed by the National Department for Fire & Emergency Management. The timetable schedules seven practical training sessions where fires will be lit. The practical training sessions using fire are scheduled for once in the morning and once in the afternoon during days 1, 2 and 3 and finally the morning of day 4. The fires will be lit for approximately 45 minutes per session.

The materials used for fuel for the fires will be clean, dry timber products (e.g. timber pallets) It is noted that direction of wind cannot be guaranteed on any given training day; however, the wind direction has also been carefully considered in selecting a site for this training centre. Met Eireann state the winds from the north occur least often in Ireland. As a result,

the likelihood of smoke blowing in the direction of Bellview Estate is the least likely scenario.

The location of the CFBT unit on the site has been selected to minimise the effect on neighbouring buildings by keeping the distance as far as possible.

It is our experience from other training centres that smoke from CFBT training units generally disperses quickly due to rate of heat rise from the fires. Therefore, smoke travelling to neighbouring properties should be minimal.

Limerick Fire Service has taken into account the concerns of neighbours in designing the training centre and have taken all practical steps to minimise any disruption.

Planning Authority Comment:

Noted.

SUB (2) Limerick City and County Fire & Rescue Service, National and Regional Shared Services, Limerick City & County Council

Submission received on the 27th August 2020:

Submission Summary:

Fire have reviewed the proposal and have no objection to the proposed development. All building works shall comply with the Building Regulations 1997-2019 as amended and the Building Control Regulations 1997 – 2018. Fire safety certificate shall be applied for and granted before commencement works. A disability access certificate shall be applied for and granted in advance of occupation of the building.

National and Regional Shared Services Directorate Comments:

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 17/07/20 and the report received by the Planning Authority on 01/09/20, 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 Reports 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. 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.
 - 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

6. 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

7. No mature trees, hedging or willow scrub shall be removed without discussion with the Planning Authority prior to the commencement of any works on site. Any agreed removal of trees or hedging shall take place outside the bird nesting season (1st March – 31st August).

Reason – In the interest of proper planning and development of the area and protection of biodiversity

8. An Invasive Species Management Plan including details of the eradication of Japanese Knotweed on site, shall be prepared and submitted for the written agreement of the Planning Authority prior to the commencement of any development on site.

Reason - In the interest of orderly development

9. Two no. electric car charge points shall be provided in the car park of the Training Centre.

Reason - In the interest of climate change, energy efficiency and creating a charging network

10. A landscaping plan for the perimeter of the new Training Centre shall be submitted for the written agreement of the Planning Authority in advance of works commencing on site.

Reason – In the interest of visual amenity and promoting biodiversity.

