

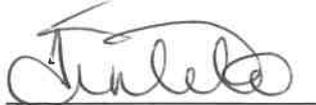
**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (as amended)**

Re: Permission for the following:

Construction of a new car park at Station Road comprising 50 car parking spaces, associated surfacing lining, drainage, lighting and green area. The car park will provide amenity for the users of the Great Southern Greenway Limerick.

At: Station Road, Newcastle West, Co. Limerick

Planning Reference No. 20/8005



**Aine Leland
Assistant Planner**



**Stephane Duclot
A/Senior Planner**



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

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: 11.12.2020.

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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

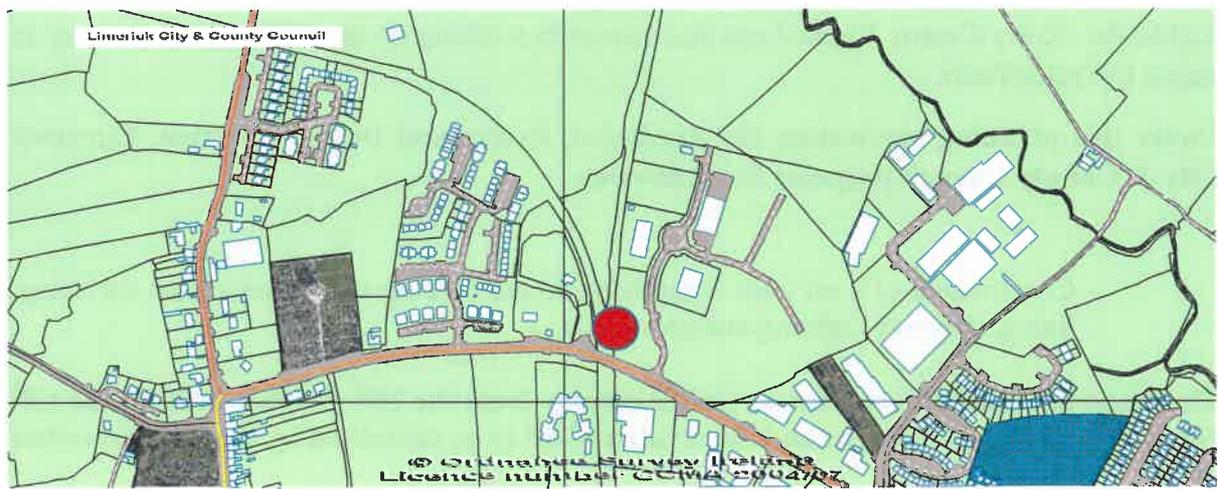
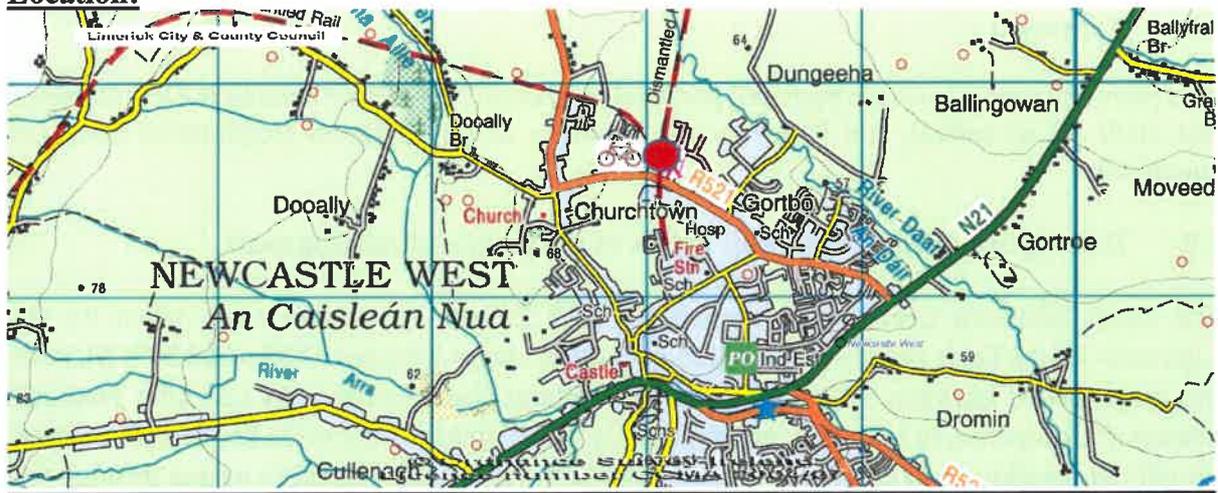
The Great Southern Greenway Limerick (GSGL) follows the former route taken by the Limerick-Tralee/Fenit railway line, which opened in stages between 1867 and 1887. Most of the route closed between 1975 and 1978 but remains the ownership of CIE (the National Transport Company). In Limerick, approximately 40km of the former route has been developed for off road walking and cycling from Abbeyfeale to Rathkeale. The route passes through the countryside allowing the walker/cyclist the opportunity to stop off in towns and villages along the route including Abbeyfeale, Templeglantine, Newcastle West, Ardagh and Rathkeale. Kerry County Council are also currently working on extending the Greenway in stages to Tralee/Fenit.

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

- i. Construction of a car park comprising 50 car parking spaces associated surfacing, lining, drainage, lighting and green area.

The plans and particulars went on public display from the 15th October 2020 to the 13th November 2020. Submissions and observations had to be submitted by the 27th November 2020.

Location:



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

3.1 Policy

Limerick County Development Plan 2010 – 2016 as amended

Objective COM O26: National Cycle Policy Framework

It is the objective of the Council to support the policies of the ‘National Cycle Policy Framework 2009-2020 – Smarter Travel’, Department of Transport, April 2009.

Objective COM O27: Co-operation with Other Agencies

a) It is the objective of the Council to co-operate with representative bodies of walking and cycling groups, landowners, farmers, local groups and communities, and others to support the improvement and development of walking and cycling routes in an environmentally sustainable manner.

b) It is the objective of the Council to commence an assessment into the feasibility of working in partnership with state, private and voluntary sectors to develop a walking and cycling policy for the county within the lifetime of the Plan with a view to establishing a register of walking routes, legal status of same, the mapping and promotion of guided walks and developing links with neighbouring counties.

Objective COM O29: Proposed Developments and Design Considerations

It is the objective of the Council to:

a) Encourage the successful incorporation of safe and efficient cycle ways, accessible footpaths, and pedestrian routes, and general cycling facilities into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses. (Refer to Development Management Guidelines)

b) Provide cycle ways, where appropriate, as part of all road improvement / redesign schemes ensuring, where possible, that cycle ways and footpaths are effectively separated from major vehicular carriageways, c) Prioritise the movement of pedestrians and cyclists in proximity to public transport nodes.

d) Require planning applications for residential, commercial, retail, community, educational and industrial developments to demonstrate the proposal's accessibility for pedestrians and cyclists.

e) Seek provision of appropriate, well-designed pedestrian ways for residential development proposals to link with amenities and facilities. Such proposals shall adhere to the Guidelines on Sustainable Residential Development in Urban Areas and Urban Design Manual (DEHLG May 2009)

Objective IN O8: Cycle and pedestrian facilities

It is an objective of the Council to encourage the successful incorporation of safe and efficient cycle and pedestrian facilities, and accessible cycleways, footpaths and pedestrian routes into the design schemes for residential, educational, employment, and recreational developments. Consideration will be given in these schemes to existing or proposed routes where applicable.

Policy ED P19: Sustainable development of tourism facilities

To promote the development of sustainable tourism facilities and amenities without damage to the local environment's essential qualities or features and their requirements for conservation and management

The Newcastle West LAP 2014-2020 (as extended)

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

- Land Use Zoning Map – the zoning objective for the site is “Open Space and Recreation”.

Objective C1: Community and Civic Facilities.

It is the objective of the Council to seek where practicable and appropriate, that community facilities are located within the town, in the interest of sustainable development. The proposal should demonstrate that the principles of accessibility for all and Ireland’s Age-friendly Cities and counties Programme’ were incorporated.

The development as submitted complies with the Zoning Matrix.

The proposed works are also consistent with the policy objectives of the Limerick County Council Plan 2010-2016 (as extended) and the Newcastle West LAP 2014-2010 (as extended) as set out above. The proposed works will enhance the attractiveness of the existing Great Southern Greenway for the benefit of all users.

The proposed car parking facility will significantly increase the ease of access for all users and will accommodate the increased number of visitors expected as a result of the ongoing improvement works.

3.2 Habitats Directive Project Screening Assessment

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

<p>Construction Phase: car park of 50 spaces</p> <p>Are effects significant? No</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:	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, saltmarsh, shingle, reefs, sea cliffs</i> Name of site:	No.
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
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Due to distance to any SPA or SAC it is considered that the development will not have an adverse effect on any Natura 2000 site.

An Appropriate Assessment Screening Report was submitted as part of this application prepared by Rory Dalton, independent Ecologist.

Screening for Appropriate Assessment (stage 1) was carried out and it was determined that the project will not adversely affect any surrounding SAC or SPA. Therefore, a stage 2 Appropriate Assessment was not required.

3.3 Environmental Impact Assessment Screening

An EIAR screening was submitted with the application which determined that there is no real likelihood of significant effects on the environment.

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 a modified environment, the development as proposed does not require the preparation of an Environmental Impact Assessment Report.

4.0 Submissions with respect to the proposed development

A total of 7 x no. written submission/observation was received and are listed below:

Submission Ref.	Submitted By
1	Michael Cussen
2	Leo Dillon
3	Irish Water (IW)
4	Transport Infrastructure Ireland (TII)
5	Mid West National Road Design Office (MWRDO)
6	Operations Section, Limerick City and County Council
7	Planning and Environment Section, Limerick City and County Council

4.1 Submissions:

Submission No. 1 Michael Cussen

Submission Summary

1. Provision for cyclists
 - a) Request for sheltered bicycle parking
 - b) Request for bicycle repair station with pump
 - c) Request for rest area/picnic tables
 - d) Request for cyclist friendly access to car park
2. Links from local estates to Greenway
 - a) Request for connections from Cois Teampaill and Templegreen housing estates to the Greenway
3. General
 - a) Request for provision of an art piece to be developed in conjunction with local schools
 - b) Will trail on the other side of the road into Bishop Court Estate become disconnected due to the car park?

Design and Delivery Response

1. Limerick City and County Council will consider facilities for cyclists as part of the detailed design and will provide what may be possible subject to available funding.
2. The main access to the Greenway will be at Station Road which provides the safest most secure access for all Greenway users.
3.
 - a) proposal for art work can be considered but is outside the scope of this project
 - b) There is a crossing provided to access Bishops Court which has been surfaced

Planning Authority Response

Noted and appropriate action to apply

Submission No. 2 Leo Dillon

Submission Summary

1. Car Park Location – this location will make the car park the de facto trail head replacing the one in Bishops Court. Crossing point at Station Road needs to be vastly improved to counter this.
2. Car park size – Queries the need for 2 mini bus car parking spaces, they may act as an overflow car park for the school
3. Station Road Crossing – Needs to be made as simple and safe as possible to facilitate Greenway users gaining access to the town centre, zebra crossing and alignment of Greenway should form a straight, identifiable route. Signalised crossing 100m away doesn't satisfy pedestrian and cyclist desire lines. Proposed crossing completely unusable for visually impaired people.
4. Tactile Paving - non provided
5. Drop Kerbs – none indicated for access points for cyclists.
6. Seating/Social Space – Provide a space for people to sit, have a snack and talk about their greenway experience

Pedestrian Route along North side of Station Road – Proposal shows two crossings for pedestrians. Can Car Park and Civic Amenity entrances be combined into a single crossing point with a continuous footway.

Design and Delivery Response

1. The existing pedestrian crossing will remain in place and a new raised table crossing is being provided in front of the car park which will provide good access from the upgraded Bishops Court section of the Greenway.
2. Mini bus car parking is required for bike hire companies to transport equipment as some users will hire bikes at 1 location that need to be collected at a different location.
3. The new crossing is proposed as a courtesy crossing because the existing crossing does not satisfy desire lines. Tactile paving will be located appropriately as part of the detail design to aid visually impaired users.
4. Tactile paving will be provided as required as part of the detail design.
5. Drop kerbs will be assessed and provided as required as part of the detail design.
6. Seating will be assessed as part of the detail design and may be provided subject to available funding.
7. A proposal for a single crossing can be assessed as part of the detail design and will be agreed with the Limerick City and County Council Roads Department.

Planning Authority Response

Noted and appropriate action to apply

Submission No. 3 Irish Water

Submission Summary

Irish Water advised they have no objection in principle to the proposal subject to the following:

1. If a connection to a public water or wastewater network operated by Irish Water is required, a connection agreement must be signed with Irish Water before the development commences.

2. Before commencement of the development, applicant ensure proposed works adequately protect existing Irish Water assets and access must be maintained during and post construction.
3. Any proposals to build over or divert Irish Water services must be submitted to Irish Water for prior approval prior to works commencing.

Design and Delivery Response

All items conditioned will be adhered to and all permissions and works will be carried out, designed and constructed in accordance with all relevant Acts, Regulations, Guidelines and Best Practice.

Planning Authority Response

Noted

Submission No. 4 Transport Infrastructure Ireland (TII)

Submission Summary

TII submitted that they have no specific observations to make.

Design and Delivery Response

Noted

Planning Authority Response

Noted

Submission No. 5 Mid West National Road Design Office (MWRDO)

Submission Summary

MWRDO submitted that they have no specific observations to make.

Design and Delivery Response

Noted

Planning Authority Response

Noted

Submission No. 6 Operations Department Limerick City & County Council

Submission Summary

1. Roads Issues – A number of design conditions are detailed in the submission.
2. Surface Water Issues – A number of design conditions are detailed in the submission
3. Public Lighting Issues – A number of design conditions are detailed in the submission.

Design and Delivery Response

1. Road Issues – the submitted issues will be discussed and addressed as part of the detail design and the relevant standards will be met. All items conditioned will be adhered to and any details to be agreed with the roads section will be submitted prior to any construction taking place.
2. Surface Water issues – the submitted issues will be addressed as part of the detail design and the relevant standards will be met.
3. Public Lighting Issues – the submitted issues will be addressed as part of the detail design and the relevant standards will be met.

Planning Authority Response

Noted and appropriate actions to apply

Submission No. 7 Planning and Environment Section, Limerick City & County Council

Submission Summary

No objection to proposal development subject to condition outlining that a Waste Management Plan to be submitted prior to construction.

Design and Delivery Response

This condition will be adhered to and all required information will be submitted to the Planning and Environment section prior to any construction taking place.

Planning Authority Response

Noted and appropriate action to apply.

5.0 Conclusion

It is considered that the proposed development is in accordance with the Limerick County Development Plan 2010-2016 (as extended), the Newcastle West LAP 2014-2020 (as extended) and the proper planning and sustainable development of the area. The proposed development is considered to be acceptable in principle and shall be carried out in accordance with the actions for the Local Authority hereby attached.

6.0 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 15/10/2020 and 04/12/2020 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 the commencement of development the following shall be submitted for the written agreement of the Planning Authority
- The proposed vehicular access shall be revised to a standard priority junction. An internal road shall be constructed with a leg off either for the car parking area or for the recycling centre.
 - A controlled crossing (Zebra Crossing) shall be constructed along with the raised table top ramp to allow for the safe crossing of pedestrians. Full details of the Zebra Crossing including tactile paving, columns for the beacons/lighting, chambers ducting and all associated road markings and signage shall be submitted.
 - Footpaths for the proposed development shall have a minimum width of 1.8m and have a concrete surface. Footpaths should be continuous, suitably dished at all junctions, crossing points and include for appropriate tactile paving.
- Reason - In the interest of traffic safety.
6. Prior to commencement of development a detailed public lighting scheme shall be submitted to and agreed in writing with the Planning Authority.
Reason - In the interest of public safety.
7. Prior to commencement of development full details of surface water disposal shall be submitted for the written agreement of the Planning Authority. No surface waters shall discharge onto adjoining properties or the public road
Reason- In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.
8. Prior to the commencement of development a full management plan for the site including a bike parking area shall be submitted for the written agreement of the Planning Authority.
Reason- In the interests of orderly development

9. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning and 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 list of proposed authorised waste collection permit holders to be employed.
- A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- 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 interest of public safety and residential amenity