

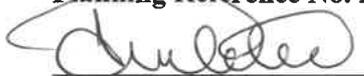
**PLANNING REPORT IN ACCORDANCE WITH  
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT ACT 2000 (as amended)**

**Re: Permission for the following:**

- Refurbishment of Ardagh Station House (which is a protected structure) and goods shed and change of use to commercial, community and tourism use,
- The refurbishment and renovation of the station house and goods shed and associated site works,
- The provision of car parking spaces and camper van parking bays, the provision of a playground facility, enhancement and landscaping works to the site, circa 2.2 acres and entrance area,
- The provision of LED public lighting throughout the facility,
- New connections to existing public sewer and water services and all associated site works including installation of a holding tank and mechanical pumping system to nearby Irish Water pump station,
- Connecting to Irish Water watermain on public road and lay firemain on site,
- Construct stormwater network on site with interceptors and discharge to outfall,
- Install timber post and rail fencing along boundary of greenway and parking area,
- Installation of greenway furniture including seating, benches and cycle stands,
- The removal of a section of stone wall to facilitate the widening of the existing entrance to accommodate 2-way traffic,
- Installation of signage including information sign boards and related structures and additional directional signage on the greenway and related roads and the refurbishment of Barnagh Station House (which is a protected structure) and change of use to a community and tourism use on the Great southern Greenway Limerick,
- The refurbishment and renovation of the station house and associated site works, upgrade of the railway platform, installation of signage including, information sign boards and related structures, the provision of LED lighting, enhancement and landscaping works to the site and install fencing along the boundary.

**At: Ardagh Station House, Kilreash, & Barnagh Station House, Ballymurragh East, Co. Limerick**

**Planning Reference No. 20/8004**



**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. The current proposal is to change the use of the existing former railway stations at Ardagh and Barnagh to community, tourism and commercial use, upgrade both railway platforms and also the installation of a playground and provision of cycling furniture and information signage for users of the Greenway.

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

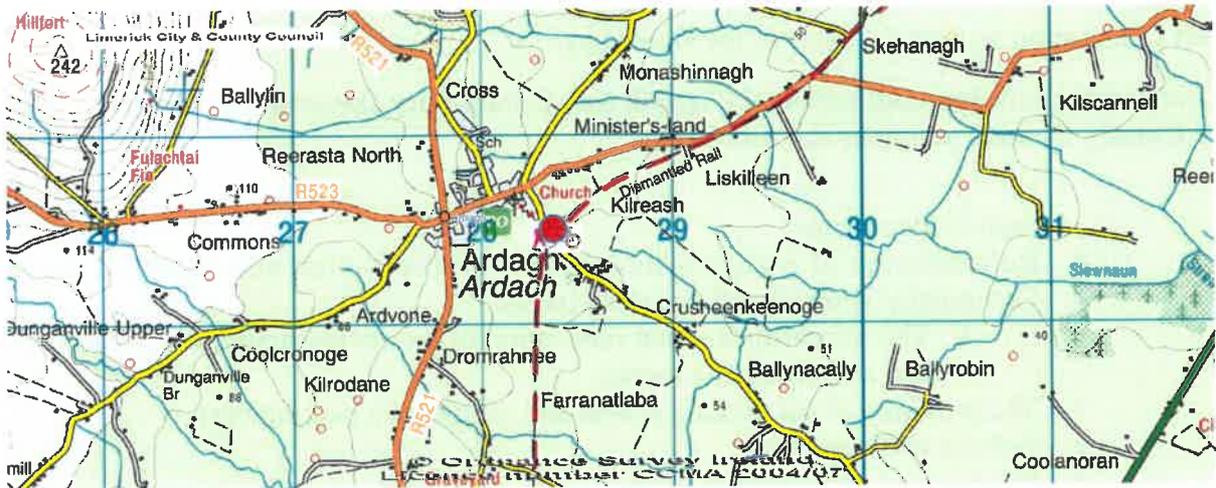
- i. Ardagh Station House:
  - a. Refurbishment of Ardagh Station House and Goods Shed and change of use to Community Tourism and Commercial use.
    - i. The refurbishment and renovation of the station house and goods shed and associated site works.
  - b. The provision of car parking spaces and camper van parking bays.
  - c. Setback to the entrance.
  - d. Provision of a playground facility.
  - e. Enhancement and landscaping works to the site, circa 2.2 acres and entrance area.
  - f. The provision of LED public lighting throughout the facility.
  - g. New connections to existing public sewer and water services and all associated site works including installation of a holding tank and mechanical pumping system to nearby Irish Water pump station.
  - h. Connecting to Irish Water watermain on public road and lay firemain on site.
  - i. Constructing stormwater network on site with interceptors and discharge to outfall.
  - j. Install timber post and rail fencing along boundary of greenway and parking area.
  - k. Installation of greenway furniture including seating, benches and cycle stands on the site.
  - l. The removal of a section of stone wall to facilitate the widening of the existing entrance to accommodate 2-way traffic.
  - m. Installation of signage including:
    - i. Information sign boards and related structures,
    - ii. Additional directional signage on the greenway and related roads.

- ii. Barnagh Station House:
  - a. Refurbishment of Barnagh Station House and change of use to a Community and Tourism use on the Great Southern Greenway, Limerick. The refurbishment and renovation of the station house and associated works.
  - b. Upgrade of the railway platform.
  - c. Installation of signage including:
    - i. Information sign boards and related structures.
  - d. The provision of LED lighting.
  - e. Enhancement and landscaping works to the site
  - f. Install fencing along the boundary.

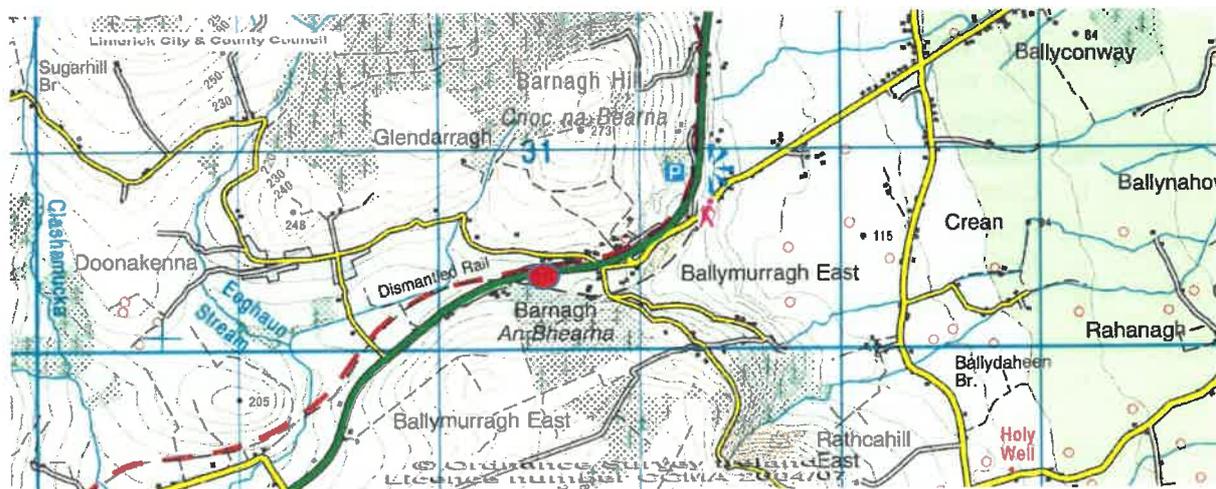
The plans and particulars went on public display from the 14<sup>th</sup> October 2020 up to and including 12<sup>th</sup> November 2020. Submissions and observations had to be submitted by the 26<sup>th</sup> November 2020.

**Location:**

*Figure 1: Site Location, Ardagh*



*Figure 2: Site Location, Barnagh*



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

#### **Limerick County Development Plan 2010 – 2016 (as extended)**

#### **3.1 Policy**

##### **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.

**Objective EH O33: Re-use of Protected Structures**

It is the objective of the Council to encourage the re-use of protected structures while recognising that such an objective will require adaptation and modifications of the building, including the construction of extensions. However, the Planning Authority will require the maintenance of essential architectural character, retention of features of special interest and respect for the structure’s fabric, plan, form and setting. The development of, or on, a protected structure which would have a significant adverse impact upon its character will not be permitted. Developments in proximity to a protected structure, which would seriously affect its character, amenity, or setting will not normally be permitted.

The proposed works are consistent with the policy objectives of the Limerick County Development Plan 2010-2016 (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.

**3.1 Habitats Directive Project Screening Assessment**

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

<p><b>Construction Phase:</b> Yes</p> <p><b>Are effects significant?</b> No</p> <p><b>Are substantial works required:</b> Yes</p> <p><b>Are effects significant?</b> No</p> <p><b>Operating phase effects:</b></p> <p><b>Are effects significant?</b> No</p>	<p><b>Ex-situ effects:</b></p> <p><b>Are effects significant?</b> No</p> <p><b>Run-off:</b></p> <p><b>Are effects significant?</b> No</p> <p><b>Abstraction:</b></p> <p><b>Are effects significant?</b> No</p> <p><b>Displacement:</b></p> <p><b>Are effects significant?</b> No</p>
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Identification of Natura 2000 sites which may be impacted by the proposed development

<b>1</b>	<b>Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species eg. Bogs or otters -see abstraction/run off etc above.</b>	<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
<b>2</b>	<b>Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.</b>	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site:	No

3	<b>Impacts on designated marine habitats and species.</b>	<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	<b>Impacts on birds in SPAs</b>	<i>Is the development within 1km of a Special Protection Area</i> Name of site: Stack's to Mullaghareirks Mountains, West Limerick Hills and Mount Eagle SPA	Yes
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

The site at Ardagh is located approximately 1.7km from the nearest Natura 2000 site, the Stack's to Mullaghareirks Mountains, West Limerick Hills and Mount Eagle SPA. It has been determined that the works as outlined will not have a significant negative impact on a Natura 2000 site.

The site at Barnagh is located 74m from the Stack's to Mullaghareirk Mountains, West Limerick Hills and Mountain Eagle SPA. It has been determined that the works as outlined will not have a significant negative impact on a Natura 2000 site. No significant negative impacts are envisaged for this habitat. Potential nesting or foraging habitat for Hen Harriers does not exist within or adjacent to the footprint of the works.

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 the Stack's to Mullaghareirk's Moutains, West Limerick Hills and Mount Eagle SPA. Therefore, a stage 2 Appropriate Assessment was not required (see attached for full report).

### 3.2 Environmental Impact Assessment Screening

An EIAR screening was submitted for both Ardagh Station House and Barnagh Station House with the application.

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.

Having regard to the characteristics of the proposal, the location of the proposed works and the scale of the proposed development, significant impacts on the environment are not anticipated. In general, all potential impacts relate to the construction stage (during which a strict CEMP will be employed) and potential impacts relating to the operational stage are positive.

#### 4.0 Submissions with respect to the proposed development

A total of 10 x no. written submission/observation was received and are listed below:

Submission Ref.	Submitted By
1.	Grainne O Keeffe – submission via Mypoint
2.	Darragh Treacy - submission via Mypoint
3.	Irish Water (IW)
4.	Transport Infrastructure Ireland (TII)
5.	Mid West Road Design Office (MWRDO)
6.	Health Service Executive (HSE)
7.	Operations Section, Limerick City and County Council
8.	Planning and Environment Section, Limerick City and County Council
9.	Fire Section, Limerick City and County Council
10.	Architectural Conservation Officer, Limerick City and County Council

#### 4.1 Submissions:

##### Submission No 1. Grainne O Keeffe

###### **Submission Summary**

Submission by Grainne O Keeffe and is fully supportive of the proposals with a number of suggestions, namely, to construct a footpath at Ardagh Station House to Ardagh Village, extend the footpath in the village to the ringfort and also include services on the station house site for camper vans which would also support tourism in Ardagh.

###### **Community Development Directorate Response**

Comments noted

###### **Planning Authority Response**

Noted

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##### Submission No 2. Darragh Treacy on behalf of Thomas Treacy & John Enright

###### **Submission Summary**

Submission received from Darragh Treacy. Objection to Part VIII proposal for Ardagh Station House by John Enright and Thomas Treacy who have concerns in relation to the proposed car park and motor home facilities at the Ardagh Station house site. They are concerned over the policing all year round of the site and how to curb long term parking.

###### **Community Development Directorate Response**

A full management plan will be put in place for the proposed development once it is operational to deal with the concerns raised.

**Planning Authority Response**

Noted and appropriate action to apply

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**Submission No 3.** Irish Water (IW)

**Submission Summary**

Submission received from IW in relation to Ardagh and they have no objection to the development subject to conditions. There is no IW services located at the Barnagh site.

**Community Development Directorate 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

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**Submission No 4.** Transport Infrastructure Ireland (TII)

**Submission Summary**

Transport Infrastructure Ireland has no specific observations to make in relation to the development.

**Community Development Directorate Response**

Comments Noted

**Planning Authority Response**

Noted

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

**Submission Summary**

MWRDO has no specific observations to make in relation to the development.

**Community Development Directorate Response**

Comments Noted

**Planning Authority Response**

Noted

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**Submission No 6.** Health Service Executive (HSE)

**Submission Summary**

No comments on the Public Health aspects of the application at this time.

**Community Development Directorate Response**  
Comments Noted

**Planning Authority Response**  
Noted

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**Submission No 7.** Operations Section, Limerick City & County Council

**Submission Summary**

Submission received from the Roads Section has placed conditions on the application for road and safety issues, surface water disposal, public lighting and construction management and delivery.

**Community Development Directorate Response**

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.

**Planning Authority Response**

Noted and appropriate actions to apply

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**Submission No 8.** Planning and Environment Section Limerick City & County Council

**Submission Summary**

Submission received from the Environment Section in terms of the Barnagh Station House. A condition has been put on the application stating a site characterisation report is to be submitted before any works take place.

Submission also received for a waste management plan to be submitted.

**Community Development Directorate Response**

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

**Planning Authority Response**

Noted and appropriate action to apply

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**Submission No 9.** Fire and Building Control, Limerick City & County Council –

**Submission Summary**

Submission received from the Fire and Building Control Section has placed conditions on the application for a fire safety certificate, disability access certificate and that all works be designed and constructed in accordance with Building Regulations 1997-2019 and Building Control Regulations 1997-2020.

**Community Development Directorate Response**

All items conditioned will be adhered to and all works will be designed and constructed in accordance with all Building and Building Control Regulations.

**Planning Authority Response**

Noted

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**Submission No 10.** Architectural Conservation Officer, Limerick City & County Council

**Submission Summary**

Submission received from the Architectural Conservation Officer has placed conditions on the application for the following to be submitted for both Station Houses before works commence:

- Record drawings, drawings setting out demolitions/dismantlements, restoration works, new build, annotated photographic record, brief histories of the structures, brief statement of justification, restoration works on elements of fabric and character of the buildings, platforms, method statements and specifications, external light fittings and final reports.

**Community Development Directorate Response**

All items conditioned will be adhered to and all works will be designed and constructed in accordance with all Conservation Acts, Regulations, Guidelines and Best Practice. Consultation will take place with the conservation officer as designs progress and works commence.

**Planning Authority Response**

Noted

**5.0 Conclusion**

It is considered that the proposed development is in accordance with the Limerick County Development Plan 2010-2016 (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 14/10/2020 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. A Site Characteristic Report for Barnagh Station House site shall be carried out by an appropriately qualified site suitability assessment agent and submitted to the Planning Authority prior to any commencement of development.

Reason: in the interest of proper planning and orderly development.

- 6. The existing front boundary walls and vegetation shall be set back behind the clear sight triangle to achieve appropriate sightlines. Prior to commencement of development full details shall be submitted for the written agreement of the planning Authority

Reason: In the interest of traffic safety

- 7. 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.

- 8. 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.

- 9. Prior to the commencement of development a full management plan for the development including the car parking area, camper van parking bays and playground facility shall be submitted for the written agreement of the Planning Authority. Age appropriate markers shall be placed on all playground equipment.

Reason- In the interests of orderly development

- 10. Prior to the commencement of development details including the height and type of perimeter fencing shall be agreed in writing with Planning Authority.

Reason - In the interests of visual amenity

11. A bat survey is shall be carried out by a suitably qualified ecologist and submitted to the Planning Authority prior to development on site.

Reason: in the interest of the preservation of biodiversity and bats.

12. 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