



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Stiúrthóireacht na Forbartha Tithíochta
Comhairle Cathrach agus Contae Luimnigh
Ceanncheathrú Chorporáideach
Cé na gCeannaithe
Luimneach

Housing Development Directorate
Limerick City and County Council
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Limerick

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Date: 13 July 2021

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

**Re: Part VIII Planning Report for the Proposed Residential Development at Dromdarrig, Mungret,
Co. Limerick**

A Chomhairleoir, a chara,

I enclose herewith the Chief Executive's report prepared in accordance with Section 179(3) (a) of the Planning and Development Act 2000 (as amended) and Part VIII 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 6 of this report.

Mise le meas,

**Caroline Curley,
Director of Service,
Housing Directorate,
Limerick City and County Council.**

Encl

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

Re: Permission for the following:

- (i) 253 No. residential units consisting of 36 No. two bed houses; 110 No. three bed houses; 26 No. four bed houses; 2 No. six bed community dwellings; 37 No. two bed apartment units; and 42 No. one bed apartment units, with renewable energy design measures (which may be provided externally) for each housing unit. The residential units are structured such that: (a) 146 No. houses and apartments are intended for private sale/rental; (b) 50 No. houses and apartments are affordable units intended for private sale/rental; (c) 2 No. detached units are intended as community dwellings; and (d) 55 No. apartments are intended as Independent Living for Older Persons of which 25 x No. apartments intended as Social – Rental units;
- (ii) A crèche facility with capacity to accommodate 70 No. children;
- (iii) A community facility with ancillary café (35 sqm net floor area);
- (iv) 2 No. local retail and retail service units (80 sqm net floor area) situated fronting the public square and positioned within the Independent Living for Older Persons complex;
- (v) Public toilet;
- (vi) Landscaping works including provision of playground/kick about areas;
- (vii) New pedestrian and cycle connections;
- (viii) Public square;
- (ix) Associated site and infrastructural works including provision for water services, foul and surface water drainage and associated connections and attenuation proposals including permeable paving and swales, 2 No. ESB substations, external plant and services, car/bicycle parking and all associated site development works;
- (x) The development will be accessed from the proposed Mungret Link Road with 5 No units only accessed from the existing Mungret Woods Housing Development.
- (xi) Part of the site is currently being used as a temporary school and that part of the development (crèche, community centre and 12 x No. apartments) shall not progress until such time as the school vacates those lands and removes the portacabins in accordance with the terms of their permission (17/357).
- (xii) The development also necessitates demolition of an agricultural building.
- (xiii) Part of the development proposal is located within the curtilage of a protected structure Mungret College Stables and Outbuildings (RPS No. 1658, 1660 & 1661) whilst repair works are proposed to the Observatory (Seismic Station) (RPS No. 1658) located within proposed open space.

At: Dromdarrig, Mungret, Limerick

Planning Reference No. 21/8000


Jennifer McNulty
Executive Planner


Dara McGuigan
A/Senior Executive Officer


Donogh O'Donoghue
Senior Executive Planner


Nuala Gallagher
Director of Services
Planning, Environment and Place-Making 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 6 of this report.


Dr. Pat Daly
Chief Executive
Limerick City & County Council

Date: 13.7.2021

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2. 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. Description of the nature and extent of the proposed development

The proposed works will be carried out at Dromdarrig, Mungret, Limerick. The majority of the site is currently a greenfield site.

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

Permission is sought for development on circa 7.2 hectares for the construction of the following:

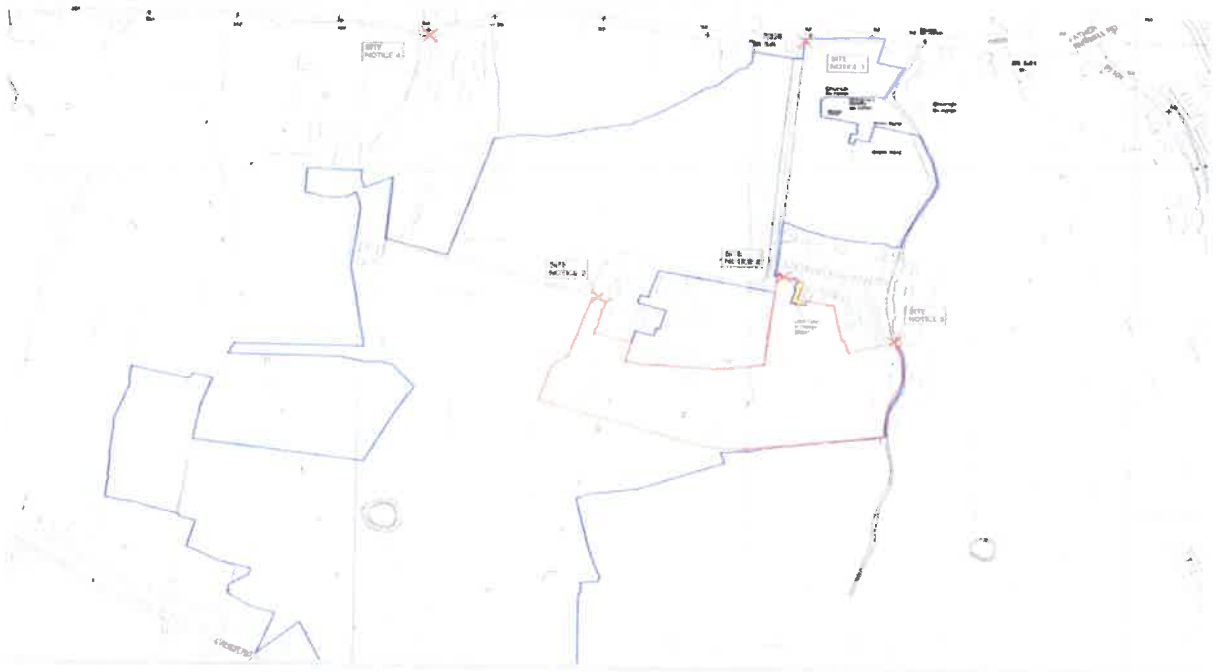
- (i) 253 x No. residential units consisting of 36 x No. two bed houses; 110 x No. three bed houses; 26 x No. four bed houses; 2 x No. six bed community dwellings; 37 x No. two bed apartment units; and 42 x No. one bed apartment units, with renewable energy design measures (which may be provided externally) for each housing unit. The residential units are structured such that: (a) 146 x No. houses and apartments are intended for private sale/rental; (b) 50 x No. houses and apartments are affordable units intended for private sale/rental; (c) 2 x No. detached units are intended as community dwellings; and (d) 55 x No. apartments are intended as Independent Living for Older Persons of which 25 x No. apartments intended as Social – Rental units;
- (ii) A crèche facility with capacity to accommodate 70 x No. children;
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- (viii) Public square;
- (ix) Associated site and infrastructural works including provision for water services, foul and surface water drainage and associated connections and attenuation proposals including permeable paving and swales, 2 x No. ESB substations, external plant and services, car/bicycle parking and all associated site development works;
- (x) The development will be accessed from the proposed Mungret Link Road with 5 x No units only accessed from the existing Mungret Woods Housing Development.
- (xi) Part of the site is currently being used as a temporary school and that part of the development (crèche, community centre and 12 x No. apartments) shall not progress until such time as the school vacates those lands and removes the portacabins in accordance with the terms of their permission (17/357).
- (xii) The development also necessitates demolition of an agricultural building.
- (xiii) Part of the development proposal is located within the curtilage of a protected structure Mungret College Stables and Outbuildings (RPS No. 1658, 1660 & 1661) whilst repair works are proposed to the Observatory (Seismic Station) (RPS No. 1658) located within proposed open space.

The plans and particulars went on public display from 3rd of February, 2021 to 3rd of March, 2021. Submissions and observations had to be submitted by 19th of March 2021.

Site Location:



Site location map:



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

Limerick County Development Plan 2010 – 2016

Policy HOU P 1: Adequate Zoned Land

It is policy of the Council to facilitate the provision of adequate zoned land in accordance with the Core Strategy targets for 2016-2022, and the provisions of the Mid-West Regional Planning Guidelines 2010-2022 and the Joint Housing Strategy to accommodate the projected increasing population, changing household sizes and housing needs, including affordable and social housing.

Policy HOU P 2: Social Inclusion

It is policy of the Council to promote housing policies that are socially inclusive.

Policy HOU P 3: High Quality Living Environment

It is policy of the Council to promote high quality living environments in the interest of quality of life and sustainable communities.

Policy HOU P 4: Delivery of Services

It is policy of the Council to promote the provision of, and timely delivery of, quality services, employment opportunities and community infrastructure, in appropriate locations compatible with housing development and in tandem with proposed residential development as required to form sustainable communities.

Policy HOU P 5: Partnership

It is policy of the Council to actively encourage participation in the housing sector through partnership arrangements and the provision of infrastructure and serviced land for social, voluntary and private housing, where possible.

Policy HOU P 6: Existing Residential Areas

It is policy of the Council to support and enhance existing residential areas by:

- a. supporting the development of high quality residential development that both individually and cumulatively has regard to the pattern and grain of existing development,
- b. ensuring the expansion of towns and villages shall be in the form of a number of well integrated sites within and around core areas, in accordance with the settlement hierarchy outlined in chapter 3 of this Plan, and
- c. using powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

Draft Limerick Development Plan 2022-2028

Policy SS P3 - Level 1, Growing Limerick City Metropolitan Area, including Mungret and Annacotty

It is a policy of the Council to strengthen and consolidate Limerick City Metropolitan Area as a key driver of social and economic growth in Limerick and become a vibrant living, retailing and working City. In accordance with national and regional policy it is a requirement that at least 50% of all new homes will be located within the existing built-up footprint of the settlement, in order to deliver compact growth and reduce unsustainable urban sprawl.

Objective MM O1- Mungret Masterplan

It is an objective of the Council to:

- a) Deliver an exemplar new neighbourhood with a clear identity and character that responds to the natural and historic environment and provides a great place to live.
- b) Deliver a green neighbourhood that encourages healthy lifestyles, offering easy and safe access to amenities and opportunity for play, recreation and learning.

- c) Create a strong and legible structure that leads people to a mixed-use centre at Mungret College, integrates the site with the wider area and strengthens existing centres.
- d) Grow the existing community hub at Mungret College so that it forms a heart for the new neighbourhood and is accessible to all residents.
- e) Protect and celebrate the site's historic assets including the College, Mungret Abbey and medieval ringforts.
- f) Embrace the wider landscape and create a green framework across the site that retains the site's green assets and enhances biodiversity.
- g) Create a walkable and cycle friendly neighbourhood that provides easy access to schools and amenities through a safe and attractive network of streets and paths.

Southern Environs Local Area Plan 2021-2027

Strategic Objectives:

5. Deliver population growth targets in line with national, regional and county level policy objectives, by focusing new residential development into appropriate infill, brownfield, regeneration sites and residentially zoned land through the development strategy and development management process, in tandem with physical, community, recreation and amenity infrastructure.

Section 5.3 CORE STRATEGY & COMPLIANCE

Residential - To ensure compliance with the Core Strategy and associated population targets for the Southern Environs, it is an objective of the Planning Authority to monitor the number of residential units permitted and developed annually.

Social Infrastructure - The provision of social infrastructure in tandem with projected population growth in the Southern Environs is a key consideration. The LAP therefore sets out objectives to support the delivery of social infrastructure in tandem with residential and employment growth.

Key Infrastructure - Future development proposals are contingent on key infrastructure. Capacity is currently available in the Foul Sewer Network, Waste Water Treatment Plant and Public Water Supply. In the short to medium term, the Mungret Link Street will be delivered and will open up lands for development. This plan includes objectives for the delivery of networks for cycling and public transport.

Core Strategy Policy: CS P1: To ensure compliance with the Core Strategy (or any revision thereof), the Planning Authority shall monitor the type of developments permitted, including the number of residential units constructed on an annual basis.

Section 7 Housing

H O1: Ensure the sequential development of serviced residential lands identified to cater for the envisaged population growth, in accordance with the Core Strategy of the Limerick County Development Plan 2010 – 2016 (as amended) and any replacement thereof.

H O2: Promote and facilitate the development of the strategic residential lands at Mungret in a planned and sustainable manner in accordance with the Mungret Masterplan.

H O3: Encourage and ensure that at least 40% of all new housing development is delivered within existing built up areas on infill, brownfield and backland sites, subject to preservation of existing residential amenity, the provision of a high quality design respecting the established character, density and layout, and compliance with all traffic safety, quantitative, qualitative and Development Management standards of the Limerick County Development Plan 2010 – 2016 (as amended).

H O4: a) Seek a higher density of a minimum net density of 45 dwelling units per hectare at appropriate intermediate urban locations, particularly on lands within 800m of University Hospital Limerick and Raheen Business Park, and within 500m of existing or proposed quality public transport route stops and public transport nodes; b) Require a minimum net density of 35 dwelling units per hectare on all other lands.

H O5: Require the creation of sustainable communities and high quality universally designed residential area, with a mix of unit types, sizes, tenures, heights, amenities and facilities to create and maintain a sense of place and local distinctiveness. All new developments shall meet the standards, guidance and specific planning policy requirements of:

- The development management standards of the Limerick County Development Plan 2010 - 2016 (as extended) and any replacement thereof;
- Sustainable Residential Development In Urban Areas, Guidelines for Planning Authorities, DEHG (2009);
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018);
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018);
- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2019);
- Technical Guidance Document L – Conservation of Fuel and Energy – Dwellings;
- Building for Everyone: A Universal Design Approach.

H O6: Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development.

H O7: Ensure an appropriate and sustainable mix of lifetime adaptable dwelling types, sizes, heights and tenures to cater for all members of society, including homeless persons, the elderly, disabled and members of the travelling community.

H O8: Facilitate the provision of independent and or assisted living for older people and people with disabilities, by supporting the provision of purpose built accommodation including Nursing Homes in accordance with the “National Standards for Residential Care Settings for Older People in Ireland”, or the adaption of existing premises, particularly vacant units.

H O9: Ensure new residential developments comply with the open space hierarchy set out under Table 3: Open Space Hierarchy below. Every dwelling unit shall be positioned within 100m of a pocket park/ play lot, small park, or local park. Open space shall be provided proportional to the scale of the number of residential units proposed, with consideration of access to existing open space and the principles of permeability, accessibility, linkages, safety and place making.

H O10: Ensure compliance with the provisions of Part V of the Act (as amended) and to integrate such housing so as to prevent social segregation within residential developments. Social housing shall be provided on all lands zoned for residential use in accordance with the “Joint Housing Strategy for the Administrative Areas of Limerick City & County and Clare County Council” and any replacement thereof.

H O16: Require residential developments in close proximity to heavily trafficked roads to be designed and constructed to minimize noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided, in accordance with “Professional Practice Guidance on Planning and Noise” (2017) and predicted noise levels shall be in accordance with WHO recommendations.

H O17: Ensure proposed developments have cognizance to climate change mitigation as part of the design process, including use of sustainable building materials, micro-renewables or other design elements to reduce the carbon footprint of the proposed development.

Section 8.3 DEVELOPMENT OPPORTUNITIES

8.3.1 Mungret

Mungret Opportunity Site: Strategic Policy: To deliver the key future growth enablers for Limerick identified in the National Planning Framework, including progressing the sustainable development of Mungret for housing and the development of supporting public transport and infrastructure.

Objectives: It is an objective of the Council to: MM 01: Promote and facilitate the development of the Strategic Residential Area of Mungret in a planned and sustainable manner in accordance with the Mungret Masterplan and applicable objectives throughout this LAP.

Section 9 Community Infrastructure

CI O4: Ensure that there are sufficient educational places to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.

CI O5: Ensure that childcare, primary and secondary education facilities are provided in tandem with new residential areas, at accessible locations which maximise opportunities for walking, cycling and use of public transport.

CI O7: Require all large residential developments to include provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, unless it can be satisfactorily demonstrated that there is already adequate childcare provision in the area. The provision of the childcare facilities shall be in accordance with the “Childcare Facilities Guidelines for Planning Authorities” (2001) and the Development Management Standards of the County Development Plan 2010 – 2016 (as extended), or any replacement thereof.

CI O21: Facilitate a good standard of health for the local population through ensuring high quality residential, recreational and working environments.

Section 10 Key Infrastructure

KI O10: Promote and encourage the use of renewable energy technologies and sources in existing and proposed developments subject to consideration of environmental, conservation, residential and visual amenity.

Section 11 Transport & Movement

TM O5: Improve and provide clear, safe and direct pedestrian linkages and cycle networks as identified in the final Limerick Shannon Metropolitan Area Transport Strategy, including the greenways and primary segregated cycle routes between the employment zones, shopping areas and residential areas throughout the Environs.

TM O23: a) Ensure cycle parking is provided for in all residential developments at a rate which will cater for all future residents. b) Ensure cycle parking is provided in all non-residential developments at a rate that will cater for 10-20% of all trips to be undertaken by bicycle.

Section 14 Climate Change & Flood Management

CC O2: Pursue modal shift to sustainable transport modes as the highest transport priority of the council and support sustainable travel, energy efficient projects, green infrastructure and sustainable residential development projects.

CC O3: Ensure climate proofing measures are incorporated into the design, planning and construction of all developments, including the use of green infrastructure as a mechanism for carbon offsetting and surface water management.

CC O4: Ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the cases of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.

Section 28 Guidelines – Intermediate Urban Location

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual
- The Planning System and Flood Risk Management (2009)
- Urban Development and Building Heights Guidelines for Planning Authorities Consultation Draft August 2018
- Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)
- Part V of the Planning and Development Act 2000 - Guidelines issued by the Minister for Housing, Planning, Community and Local Government under section 28 of the Planning and Development Act 2000
- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Appropriate Assessment Guidelines for Planning Authorities
- Retail planning guidelines
- National Planning Framework – Ireland 2040

3.2 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report was submitted as part of this application prepared by ARUP. The report concludes as follows:

'It has been determined by Arup that it is possible to rule out likely significant effects on any Natura 2000 sites. It is the view of Arup that it is not necessary to undertake any further stage of Appropriate Assessment process.'

An Bord Pleanála was requested to exercise its powers under Article 250(3) of the Planning and Development Regulations (as amended) as to whether an Natura Impact Statement is required for the development

An Bord Pleanála (APB Case Number 309556-21) concluded *'that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the River Shannon and River Fergus Estuaries Special Protection Area (Site Code: 004077), the Lower River Shannon Special Area of Conservation (Site Code: 002165), the Curraghchase Woods Special Area of Conservation (Site Code: 000174), the Tory Hill Special Area*

of Conservation (Site Code: 000439) and the Askeaton Fen Complex Special Area of Conservation (Site Code: 002279) in view of the Conservation Objectives of these sites and that a Stage 2 Appropriate Assessment and the submission of a Natura impact statement for the proposed development is not, therefore, required.'

3.3. Environmental Impact Assessment Screening Report

An Environmental Impact Assessment Screening Report was submitted as part of this application prepared by ARUP. The report sets out that a mandatory EIA is not required and in addition, it concludes that the proposed development is unlikely to have significant adverse effects on the environment and as such, a sub-threshold EIA is not required.

An Bord Pleanála was requested to exercise its powers under Article 120(3) of the Planning and Development Regulations (as amended) as to whether an Environmental Impact Assessment is required for the development

An Bord Pleanála (APB Case Number 309557-21) concluded *'that the proposed development would not be likely to have significant effects on the environment and accordingly, that the preparation and the submission of an Environmental Impact Assessment Report is not, therefore, required.'*

3.4 Land Acquisition

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

4. Submissions with respect to the proposed development

A total of 35 x No. written submission/observation was received and is listed below:

LIST OF SUBMISSIONS RECEIVED	
SUB REF:	FROM:
1	Anne Beegan
2	Therese O'Loughlin
3	Chloe Glynn
4	Michael Burke (Agent) on behalf of Thomas Ryan
5	Michael O'Connor
6	Jacqueline King
7	Kevin Hartigan
8	John G. McMahon Architect on behalf of David Scot
9	Damien Mullins
10	Michael McDermott
11	Joe Leddin on behalf of Labour Party
12	Paul Whelan
13	Gerard O'Shea
14	Niall Mullane
15	Anna Bridgeman
16	Niall Mullane
17	Padraic O'Reilly
18	Kathryn Bridgeman
19	Maria Patskova
20	Bobby Moloney
21	St Paul's Scouts Group
22	Shauna Houlihan
23	Danny Galvin
24	Nessan Geary
25	Brian O'Reilly & Catherine Daly
26	Brian Leddin
27	David O'Riordan
28	Adelaide Shevlin
29	Aidan Downes
30	Ann Mulcahy
31	Irish Water
32	Physical Directorate, Limerick City & County Council
33	Operations and Maintenance Section, Limerick City & County Council
34	Transport Infrastructure Ireland (TII)
35	Health Service Executive (HSE)

SUB (1) Anne Beegan

Submission Summary:

1. Green Space: Object to 5 houses being built on the green common area as it is the only green area in the estate, also significant impact to the mature trees in this area.
2. Object to housing units behind 18 properties in Mungret woods. Main concerns for lighting, privacy and wildlife.
3. Feel the area is too small for the development and will have a negative impact - Quality of Life, Privacy, Aspect, Light, Wildlife, Mature Trees & only green area within the existing estate.

Housing Directorate Response:

1. 1.Green Space

The development of 5 no. houses with access via Mungret Woods, is proposed on land that is zoned for residential purposes. This land has not been identified as public open space nor was it ever intended to function as public open space. Mungret Woods was constructed in accordance with amended planning permission P05/1015, as per the below Site Layout Plan (see Figure 1.0) which has been sourced from the planning file.

As is clearly evident from the Site Layout Plan, planning permission did previously exist for 5 no. houses on the now referenced open space within Mungret Woods. These houses were never delivered and the land was claimed as open space by the residents. Only a portion of the land was intended to serve as open space as clearly shown on Figure 1.0. A review of planning application P05/1015 confirms that although 0.446 hectares of public open space was required to serve Mungret Woods as per LAP requirements at that time, the majority of open space was provided in the adjoining public park (0.4 hectares) and a development contribution was levied on the development in this regard.

The proposed development largely retains the area of open space at the entrance to Mungret Woods to serve as public open space, as was intended in the original development proposal. It is thus considered that the proposed development is neither restricting or substantially impacting land which was intended to function or operate as public open space. Further, the residents of Mungret Woods can benefit from enhanced open space provision as part of the development proposal with adequate pedestrian and cycling connectivity facilitating same.



Figure 1.0 Site Layout Plan Mungret Woods (Extract from Site Layout Plan attached to P05/1015)

In terms of ownership, it is intended that the open spaces and public infrastructure will be maintained by Limerick City & County Council.

2. Lighting, privacy and wildlife.

Separation Distance

The submissions contend that there is a lack of 22m separation distance between opposing first floor windows, particularly where houses in the proposed development back onto the existing houses in Mungret Woods.

A separation distance of 22.9m has been afforded between proposed house No's. 90 & 91 and house no's 51 & 52 in Mungret Woods. Further proposed house no's.92 & 93 are 12.89m from the side gable wall of a neighbouring house in Mungret Woods which has no first floor opposing windows. It is considered that these separation distances and associated boundary treatment detailed on drawings DRA-0026 accompanying the development proposal will not give rise to overlooking or invasion of privacy.

Boundary Treatment Backing onto Mungret Woods

There is concern that the difference in site levels will result in overlooking of adjoining gardens. The proposed boundary treatment includes retention of the existing 1.9m block wall in the rear gardens of houses in Mungret Woods. A new 1.2m high block wall shall be constructed in the rear garden of the proposed dwellings and the construction of a timber

trellis to a total height of 1.8m above the level of the proposed site which shall be planted and appropriately landscaped. It is considered that the provision of a 1.8m wall and trellis within the proposed development will ensure that no overlooking occurs.

Proposed 5 no. Houses in Mungret Woods

The 5 no. houses proposed in Mungret Woods are stepped from north to south, in line with rising ground levels. Notwithstanding elevated ground levels there is adequate separation distance between the front elevation of the proposed houses and existing houses in Mungret Woods facilitated by an existing road and on-site set back accommodating car parking.

Invasion of Privacy

Invasion of privacy has been raised in the context of increased vehicular, pedestrian and bicycle movements through Mungret Woods. Whilst the concerns of the residents are noted, it is highlighted that all existing housing in Mungret Woods are set back from the public road and footpath to accommodate on site car parking to the front of each house. This ensures that there is adequate separation distance between the existing houses and the public roadway / footpath to ensure invasion of privacy does not occur.

Wildlife

In respect of the habitat and biodiversity of the site, it should be noted that Appendix B of the Appropriate Assessment Screening Report contains a comprehensive Baseline Ecology Report undertaken in respect of a significant land area comprising Mungret College and surrounding lands. Contrary to the content of a number of submissions, it concludes that there are no protected plants or species of conservation value identified within the study area. It also confirms that the habitat required to be removed includes agricultural grassland, scrub habitat, sections of hedgerows and treelines. These habitats were assessed as being of local importance and the report confirms that the loss of such habitat within the study area does not constitute a significant effect.

Planning Authority Response:

Noted

SUB (2) Therese O'Loughlin

Submission Summary:

1. Right to light / Privacy: the proposed build of a number of new units directly opposite my row of houses would have a detrimental effect on the quantity of natural sunlight we receive each day.
2. The Environment / Pollution / Noise: This green area and surrounds of Mungret College are home to many wildlife such as foxes, hedgehogs and many varieties of birds which are both visible and audible. The green area is also used by the residents of Mungret Woods to walk their dogs daily and by others to play with their pets. The development will lead to noise and air pollution in the community.
3. Parking / Access point to new development: Rely on the space outside my house, as do my neighbours to park an extra car or for when visitors call.

4. Green Space: The development will have a negative visual and mental health impact on our community, losing the only green space we enjoy.

Housing Directorate Response:

1. Right to Light /Privacy

Difference in Site Levels

There are concerns that the difference in site levels between housing in Mungret Woods and proposed housing to the south within plot A2 in the overall site will give rise to overshadowing of rear gardens and rear windows.

There is a difference of 1.35m in height between the proposed development (A2 site) and Mungret Woods. The Mungret Woods houses backing onto plot A2 already have a 1.9m high block wall defining the boundary of the rear gardens, which also functions as a retaining structure to accommodate the difference in levels between both sites.

The proposed boundary treatment will extend beyond the top of the existing rear boundary wall in Mungret Woods by 1.25m, resulting in an overall boundary treatment height of 3.7m. This rear boundary treatment is located 15.7m from the constructed houses in Mungret Woods thereby ensuring that no overshadowing (see figure 2.0). Whilst some overshadowing of rear garden areas will occur at certain times during the day, much of the overshadowing already occurs as a result of the existing 1.9m high rear garden wall. The BRE Report, Site layout planning for daylight and sunlight: a guide to good practice (BR209), advises on planning developments for good access to daylight and sunlight, The BRE guidelines recommend that at least half of the garden or open space can receive at least two hours sunlight on March 21. It is considered that this standard can be achieved and that no overshadowing adverse impacts occur.

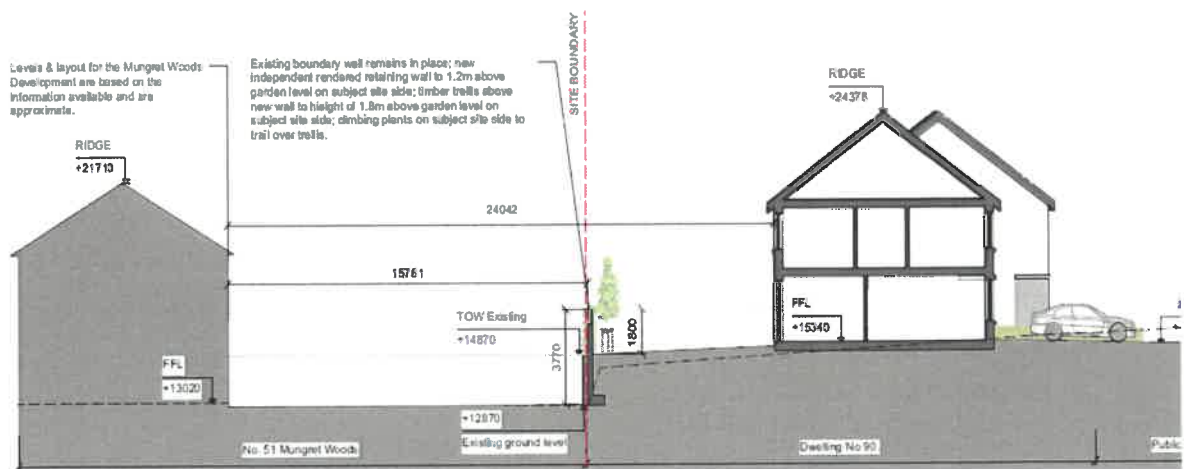


Figure 2.0 Section/ street elevation drawing

2. Biodiversity

In respect of the habitat and biodiversity of the site, it should be noted that Appendix B of the Appropriate Assessment Screening Report contains a comprehensive Baseline Ecology Report undertaken in respect of a significant land area comprising Mungret College and surrounding lands. Contrary to the content of a number of submissions, it concludes that there are no protected plants or species of conservation value identified within the study area. It also confirms that the habitat required to be removed includes agricultural grassland, scrub habitat, sections of hedgerows and treelines. These habitats were assessed as being of local importance and the report confirms that the loss of such habitat within the study area does not constitute a significant effect. A Tree and Hedgerow Survey was carried out by Arbocare in May 2018, which concentrated on the significant trees and hedgerows located within the subject site. The survey identified the location of trees and hedgerows and their quality. There is a line of Category A (high quality and value making a substantial contribution) trees along the northern boundary of plot A1 and A3 and a number of trees along the western boundary of Plot A2 which have not been classified (Refer to Figure 3.0 below). None of the trees are protected by a Tree Preservation Order (TPO). Irrespective, it is proposed to retain this tree and hedgerow line in so far as possible within the development proposal.

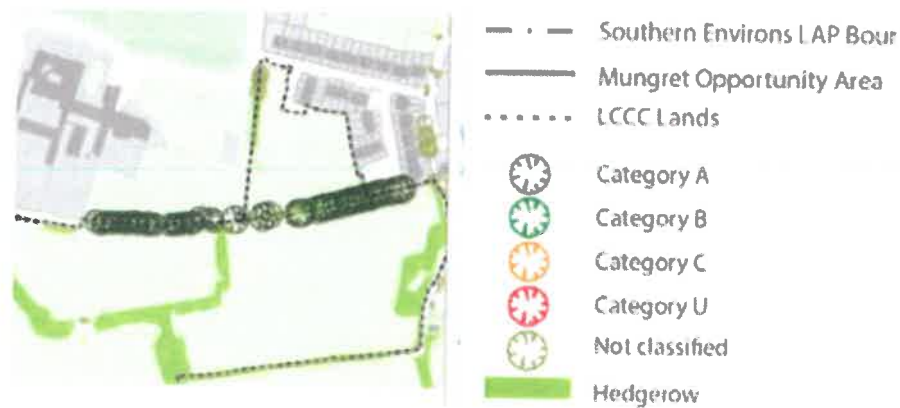


Figure 3.0 Tree & Hedgerow Survey

Specifically, the Arboricultural Impact Assessment confirms that the arboricultural impact of the development is low, with only three trees out of forty-three trees requiring removal. Approximately 7,523m² of overgrown hedgerow vegetation will be removed. However, considering their low species diversity and the replanting strategy which will result in the replanting of approximately 500 linear metres of hedgerow within the site, the effect is not significant. There is also an extensive landscape plan that will plant the site with appropriate trees which will enhance the arboreal footprint of the site. The Arboricultural Report also recommends a number of measures to be adopted during construction stage including the provision of protective fencing defining the root protection area. This will ensure that

existing trees and hedgerows on site will not be adversely impacted during construction stage.

3. Parking

Extent of Car Parking Provision

Some submissions state that there is insufficient car parking provided whilst others state that excessive car parking has been provided.

In respect of car parking, a balance has been struck between the need for car parking on site and the objective to accommodate a more sustainable, public transport-based development. The provision of car parking on site has been dictated by the requirements of the LAP and the Limerick County Development Plan 2010 as extended. Car Parking for plots A1 to A3 provides for a total of 274 no. car parking spaces including 1 car parking space per 3 bed unit or less and 2 car parking spaces for 4 bed or more with 1 visitor car parking space provided per 3 no. houses. A balance of on site curtilage parking (145 no. spaces), on-street assigned parking (78 no. spaces) and visitor parking (54 no. spaces) is provided throughout the development, thereby ensuring that the provision of car parking does not dominate the scheme.

A different approach is adopted for plot A4 accommodating the Independent Living for Older Persons Units, creche, community centre and apartments. In collaboration with the Approved Housing Body intended on managing the residential units, the focus is on providing visitor parking with on street parking for a number of residential units. A total of 82 no. on-street car parking spaces are provided to serve A4 including the Older Person Residential units, the retail units, the creche and the community facility.

Cumulatively, the development site comprises a total of 372 no. on-curtilage and on-street car parking spaces. A total of 38 no. electric vehicles charging points will be provided on site and 16 no. accessible bays. In addition, provision has been made for 92 no. bicycle spaces on site in addition to on curtilage bicycle parking for the 174 no. houses and the 12 no. apartment units with own door access. Overall, the bicycle parking provision on site is in excess of Development Plan requirements.

Further, there are significant public transport proposals envisaged for the area as detailed in the Draft Limerick Metropolitan Area Transport Strategy and in particular having regard to the proposed Quality Bus Corridor (QBC) which will front the site (on the proposed LIHAF Road).

Deficiency in Car Parking in Mungret Woods

It is stated that the proposed development will reduce car parking provision in Mungret Woods and there is already inadequate car parking in the estate. In this regard it is noted that each house in Mungret Woods is provided with 1 or 2 no. car parking spaces in each front curtilage. In addition, demarcated car parking is accommodated along the roadside at certain locations. It should be noted that the car parking provided to the north and east of the public

open space at the entrance to Mungret Woods is being retained, thereby ensuring that there is no loss of car parking within Mungret Woods.

4. Green Space

Refer to Response to Submission No. 1 (Green Space)

Planning Authority Response:

Noted

SUB (3) Chloe Glynn

Submission Summary:

1. **Green Area:** Objection to the proposal to build on the green area in Mungret Woods and to the size and scale of the development: The green area is a space we use every day and bring our dog to this patch of grass for some exercise. It is a nice place to meet and socialise with our neighbours.
2. **Wildlife:** Wildlife such as foxes, hedgehogs, bats & birds that have been observed in the area will also be impacted.
3. **Increase in traffic:** The increase in traffic would have a detrimental environmental effect as well as being extremely dangerous.

Housing Directorate Response:

1. Green Area

Refer to response to Submission 1 above.

2. Wildlife

Refer to response to Submission No. 2 (Biodiversity).

3. Increase in traffic.

Pedestrian & Cycling Access

Many submissions express concerns with the quantity of people that will walk from the proposed development through Mungret Woods and onto the public park, which will result in an invasion of privacy.

It is noted that section 7.3 of the LAP states that in order to ensure the delivery of a high-quality housing mix in a sustainable manner, residential development will be required to ensure all layouts prioritise walking and cycling, are fully permeable for pedestrians and cyclists to access a range of local services. The proposed development fulfils this requirement by providing pedestrian and cycling connectivity within and between the proposed development and Mungret Woods and by facilitating connectivity between and to Mungret Neighbourhood Park and Mungret College and the proposed urban square.

Vehicular Access Through Mungret Woods

Concern is expressed regarding potential vehicular access from Mungret Woods to the development proposal. As clearly stated in the development proposal, access has been provided from Mungret Woods to serve 5 no. units only. There is a significant level difference between Mungret Woods and the proposed development and so the provision of

a through road is not possible. Whilst access is provided to serve 5 no. units only a landscape feature with a retaining structure is proposed across the internal access road to absorb the level difference and prevent access to the wider development proposal.

Construction Access

In terms of construction, a Construction Traffic Management Plan will be prepared by the appointed contractor. However, in respect of construction traffic and Mungret Woods, only construction traffic associated with the construction of 5 no. houses shall be permitted to access Mungret Woods. The 5 no. houses proposed in Mungret Woods comprise Phase 2 of the development proposal and it is envisaged that this phase of works will be completed within a period of 18 months.

Planning Authority Response:

Noted

SUB (4) Thomas Ryan c/o Michael Burke (Agent)

Submission Summary:

- 1) **Flooding:** Impact to Thomas Ryan's farm lands which are adjacent to the Barnaklye River. The development will contribute to flooding of Thomas Ryan's land at Ballynoe, Mungret. As a farmer, flooding is affecting Thomas Ryan's livelihood.

Housing Directorate Response:

1. Flooding

Flooding of Neighbouring Farmland It is stated that forced unnatural attenuation of surface water coming from hard surfaces and roofs discharging into the Loughmore Canal is causing flooding to farmlands at Ballynoe, Mungret. It should be noted that presently, rainfall that lands on the south of the site flows south into the Loughmore Common canal which discharges into the Barnakyle River. Thus, surface water from the site currently enters the Loughmore Common. A surface water drain is proposed as part of the Link Street design (LIHAF road). It is proposed that the majority of the development will discharge via one of four proposed connections to the link street surface water network. This discharge will be limited to rates not exceeding 2.86 l/s/ha., that is existing greenfield runoff rates. All attenuated flows are going to the new road which connects to the storm water system entering the new housing estate to the east (Mungret Gate). The surface water network ultimately discharges to the existing LCCC surface water network at Quinns Cross Roundabout¹ and not to the canal, thereby improving the existing drainage situation and diverting surface water away from the canal.

Flooding and Drainage

In respect of potential flooding, the site is not located within an identified flood zone and historically has not been subject to flooding. The drainage design modelling results demonstrate that there is no flooding for up to and including the 1in100yr event (+10% allowance for CC) event. Cover Levels are set below adjacent property levels and in all but two instances the highest expected water level is 300mm or greater below the cover level meaning a freeboard of at least 300mm is achieved. In one of these instances (SWMH32) the max water level is 300mm below the adjacent FFL. In the other instance (SWMH86) the max water level is within 300mm of the FFL but the water level is driven by a locally undersized pipe. Accordingly, there is no potential for flooding to occur.

Capacity of Foul Sewer Serving Mungret Woods

Concerns were expressed regarding the capacity of the existing 225mm diameter foul sewer serving Mungret Woods and its ability to accommodate an additional 29 no. houses. On the 18th March 2021 Irish Water confirmed, based upon the details provided with the pre-connection enquiry and on their desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, that the proposed connection to the Irish Water network(s) can be facilitated.

Planning Authority Response:

Noted

SUB (5) Michael O'Connor

Submission Summary:

- 1) The area designated A2 of the overall proposal has not been provided the correct ecological designated in our view.
This area attracts many forms of birds, butterfly and bees all year round. The area contains naturally regenerating willow and dense scurb flora which provide an excellent habitat for wildlife and is a great example of natural biodiversity in action.
- 2) Noise pollution: There will be massive disruption given the closeness of construction activities as these working from home arrangements are now being made permanent for many.
- 3) Traffic Management: The Construction Traffic and Management Plan states *“the quantity of rock (10,400m³) will be removed from the site as part of the works. This will result in approximately 1,870 HGV movement over the course of two to three years. These movements will not have any significant impact on the local network as it will be distributed over the three years and throughout the day at off-peak times”*.
- 4) Does this proposal consider the underlying planning status of the lands in question and their associated activities as an Agricultural College encouraging diversification in crops and animal husbandry and subsequently boarding college?
- 5) The difference in level between the existing Mungret Woods development and the proposed new development is concerning for several reasons:
Garden levels differ
Lack of supplied drawing make levels difficult to determine.
Dwellings will block daylight
Privacy issues
Flooding issues

- 6) Need to protect the heritage and siting.
- 7) Water Drainage concerns. The current Foul Water Drainage from the Mungret Woods development is substandard at best. It regularly blocks up leading to issues mainly for units 10 through 27 in the North of the existing Mungret Woods development.
- 8) Flooding issues is a concern.
- 9) Concerns in the way the developer undertook an Appropriate Assessment (AA) Screening Report for the above-mentioned proposed development have been outlined to ABP in the letter dated 14-02-21.
- 10) The removal of approximately 75% of the only private green space the existing Mungret Woods residents enjoys in the Area designated A2 of the proposal will be detrimental to the lives of the residents of Mungret Woods.
- 11) Property Management concerns.
- 12) Traffic and transport concerns.

Housing Directorate Response:

1. Ecological Designation

Refer to response to Submission No. 2 above (Biodiversity).

2. Noise pollution

Impacts from Rock breaking

The main noise and vibration source during the construction phase will be from the proposed excavation works. Rock breaking will be required to construct the proposed development. Disturbance to nearby residents on the eastern and northern site boundary during Phase 1 will be temporary, with a duration of a month for the noisy rock-breaking activity closest to their residences. Following the completion of Phase 1, construction of the Phase 2 will commence. Similar to Phase 1, rock breaking during Phase 2 will cause a temporary disturbance to occupants of plot A1 and A4 (Independent Living for Older Persons) and nearby residences for up to three months from commencement of works, with the works in the northern part of the site scheduled to be completed within a month. All rock breaking activities will be temporary, carried out during daytime hours, and will be screened from off-site receptors by continuous construction hoarding. This typically provides a 10dB reduction in off-site noise levels. A variety of potential vibration-causing items of plant are likely to be used such as excavators, lifting equipment and dumper trucks. Noise and vibration will be controlled by the implementation of standard construction practices. Examples of such practices are outlined in the CEMP. A key measure that will be taken to minimise negative noise impacts from rock breaking activities is to limit the duration of the noisy works to three defined periods within the construction phases. The noise-generating activity will be restricted to daytime working hours and it will be screened by continuous hoarding.

The EIAR Screening Report proposes a number of measures including noise monitoring, acoustic barriers to ensure that noise levels will not exceed 65Db limit. Further, as per the Construction & Environmental Management Plan (CEMP), a local liaison officer shall be

put in place during construction works. Standard working hours shall apply, that is 7.00am – 7.00pm Monday to Friday and 8.00am – 2.00pm Saturday.

3. Traffic Management

Refer to response in Submission No. 3 (Construction Access)

4. Underlying planning status of the lands

Refer to response to Submission No. 2 above (Biodiversity).

5. Difference in levels

Refer to response in Submission No. 2 (Difference in Site Level)

Refer to response in Submission No. 4 (Flooding)

6. Heritage

It is considered that the position of the observatory on the east of the site acts as a link between the new development and the college, creating an east west axis between both. The Observatory will be surrounded by an open green space with dwellings to the north, south and east overlooking the building. This will afford a sense of passive security with the dwellings overlooking the building.

7. Drainage

Refer to response in Submission No. 4 (Flooding & Drainage and Capacity of Foul Sewer Serving Mungret Woods)

8. Flooding

Refer to response in Submission No. 4 (Flooding)

9. Appropriate Assessment (AA) Screening Report

A decision has been received from An Bord Pleanála directing the local authority not to prepare a Natura Impact Statement.

10. Green Space

Refer to response in Submission No. 1 (Green Space)

11. Property Management

There is a requirement that certain landscaping works and maintenance be undertaken to Mungret Woods as part of the development proposal. However, this land is not located within the overall landholding defined in blue and in the ownership of Limerick City & County Council. Accordingly, works to and within Mungret Woods for the purposes of property maintenance and management is outside the scope of this development proposal.

12. Traffic and transport

Refer to response in Submission No. 3 (Pedestrian & Cycling Access, Construction Access, Vehicular Access)

Planning Authority Response:

Noted

SUB (6) Jacqueline King

Submission Summary:

1. **Green Space:** The removal of our only communal green space in an established neighbourhood contravenes the objectives of the Southern Environs Local Area Plan and the Planning Act 2000 by threatening to disrupt our sense of place and community and the safety and quality of life of our children.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission 1 (Green Space)

Planning Authority Response:

Noted

SUB (7) Kevin Hartigan

Submission Summary:

1. **Green Space:** the development proposes to leave a green space which is wholly inadequate in size for a housing estate of 55 units.
2. **Right to light / privacy:** concern with quantity of natural light.
3. **Pedestrian Access:** Concerns for pedestrian access. Also safety, privacy, noise and security.
4. **Vehicular access:** Space to park cars is a concern.
5. **Objection to the size of the development.** Will negatively effect the residents of the area.
6. **Other: Environmental Impact:** wildlife living in the green area.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Space)
2. **Right to light / privacy**
Refer to response to Submission No. 1 (separation Distances & Invasion of Privacy)
3. **Pedestrian Access/Safety/Privacy/Noise/Security**
Refer to response to Submission No. 3 (Pedestrian & Cycling Access)
Refer to response to Submission No. 1 (Invasion of Privacy)
Refer to response to Submission No. 5 (Noise Pollution)

4. **Vehicular access**
Refer to response in Submission No. 3 (Vehicular Access)
Refer to response in Submission No. 2 (Carparking)

5. **Size of the development**

Density

The number of units proposed within the overall development seeks to accommodate medium density development on site in accordance with national, regional and local policy. The proposed development results in a net residential density of 41 no. units per hectare based on a net site area of 6.1 hectares. The Sustainable Residential Development in Urban

Areas Guidelines 2009 classifies the subject site as an Outer Suburban / Greenfield site. These lands are defined as open lands on the periphery of a city whose development requires the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities. The Guidelines state that the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. The proposed development with a net density of 41 dwellings per hectare falls within the range of density provisions promoted in the Guidelines.

Scale of Development

The proposed development is part of an identified zoned opportunity site, an area identified for significant growth in the LAP. Significantly this area of the city has benefited from extensive infrastructure provision in advance of houses being constructed, including schools, parks and amenities and road infrastructure. The LAP seeks to coordinate the future development of the area and in this regard the proposed development represents a plan led approach to development, conforming with the overall requirements of the LAP.

A Social Infrastructure Audit was undertaken and submitted with the development proposal. The proposed development will give rise to demand for existing services and facilities but the demand will be minimal. The audit has confirmed that there is adequate public open space and recreational facilities available and proposed in the area to serve existing and future population growth. There is also adequate educational capacity with two new primary schools already constructed and planning permission permitted for a new post primary school.

6. Environmental Impact: wildlife living in the green area

Refer to response to Submission No. 2 above (Biodiversity).

Planning Authority Response:

Noted

SUB (8) David Scott c/o JOHN G. MCMAHON ARCHITECTS

Submission Summary:

1. Area A2 Slope of gardens: Feared that this part of the development will cause invasion of privacy particularly to houses 42, 43 & 44 Mungret Woods.
2. Green Space: Open space to maintain the amenity and protection of the listed status of the Observatory and its physical connection to the college building.
3. Wildlife concerns on green area.

Housing Directorate Response:

1. Invasion of Privacy

Refer to response to Submission No. 1 (Invasion of Privacy)

2. Green Space/ Observatory

Refer to response to Submission No. 1 (Green Space)

Refer to response to Submission No. 5 (Item 6 Heritage)

3. Wildlife

Refer to response to Submission No. 2 (Biodiversity).

Planning Authority Response:

Noted

SUB (9) Damien Mullins

Submission Summary:

1. Psychological Health and Wellbeing: Nature and daylight concerns.
2. Social: Green area safe place for children and social interaction.
3. Environmental: The area A2 of the overall proposal has not been provided the correct ecological designation in our view. The natural habitat is of great environmental importance to the area.
4. Noise Pollution: The proposed rock breaking activity from 7am – 7pm is of particular concern to residents. The noise pollution is of grave concern given the change in working conditions for many residents of Mungret Woods as a result of COVID-19.
5. Safety: Can the developer state categorically that no construction vehicles and/or construction personnel will access and egress the proposed site via the existing Mungret Woods housing development, or the Mungret College buildings access road and all access will be from the south of the proposed development?
6. Flooding: Due to the location of the proposed development at an elevated height over the existing Mungret Woods development future flooding issues is a concern.
7. Privacy: Dwellings constructed on the proposed development area designated A2 will impinge on the privacy of the already constructed Mungret Woods development.
8. Access: Can the developer state that there will be no ability to access Mungret Woods from the new development?
9. Parking: There is already a major issue with parking in the existing Mungret Woods development. There is widespread on street parking as designated spaces are not adequate, given only one space per household in some instances.

Recommendations:

1. The proposed development of houses within the boundaries of the current Mungret Woods Estate should not proceed as planned.
2. All access to and from the new development needs to come via the new development only. Impinging on the existing Mungret Woods development is not appropriate in this instance.

Housing Directorate Response:

1. Nature and daylight concerns.

Refer to response to Submission No. 2 (Biodiversity).

Refer to response to Submission No. 1 (Separation Distances & Difference in Site Levels)

2. Green Area

Refer to response to Submission No. 1 (Green Area)

3. Ecological designation

Refer to response to Submission No. 2 (Biodiversity).

4. Noise Pollution

Refer to response to Submission No. 5 (Noise Pollution)

5. Construction Access

Refer to response to Submission No. 3 (Construction Access)

6. Flooding

Refer to response in Submission No. 4 (Flooding)

7. Privacy

Refer to response to Submission No. 1 (Invasion of Privacy)

8. Access

Refer to response in Submission No. 3 (Vehicular Access)

9. Parking

Refer to response to Submission No. 2 (Extent of Car Parking Provision)

Planning Authority Response:

Noted

SUB (10) Michael McDermott

Submission Summary:

1. Concerns for construction
2. Removal of Green area
3. Elevation of site
4. Privacy issues

Housing Directorate Response:

1. Concerns for construction

Refer to response to Submission No. 3 (Construction Access)

2. Removal of Green area

Refer to response to Submission No. 1 (Green Area)

3. Elevation of site

Refer to response to Submission No. 1 (Difference in Site Levels)

4. Privacy issues

Refer to response to Submission No. 1 (Invasion of Privacy)

Planning Authority Response:

Noted

SUB (11) Labour Party c/o Cllr. Joe Leddin

Submission Summary:

1. The Labour Party Cllrs wish to propose that the number of affordable homes indicated as part of this planning application be increased from 50 to 80 units. There is a chronic shortage of affordable homes to meet the needs of those looking to purchase a home and this development offers the Council the opportunity to address in some way the demands of first-time buyers to secure a home at below market value.

Housing Directorate Response:

A request is made that the proposed number of affordable homes increase from 50 to 80 no. units as there is a chronic shortage of affordable homes in the area. In response, it should be noted that the proposed allocation of affordable homes is 20% of the overall development proposal, which is in line with requirements as set out by LIHAF and agreed with the Department of Housing, Local Government and Heritage.

Planning Authority Response:

Noted

SUB (12) Paul Whelan

Submission Summary:

1. **Green space:** strongly object to any development that would reduce or impact in any way this existing green amenity area because of its importance to the local residents in particular for the children of the estate who use it a play area in close proximity to their homes.
2. **Cutting down mature trees:** We would object to cutting down these trees from an environmental perspective and the negative impact this would have and also the negative impact on the visual amenity of the area for local residents in Mungret Woods.
3. **Road Infrastructure:** Concerns for traffic - It would be preferable that road access to the proposed development would not be from the existing avenue to Mungret College / Mungret Woods because of the existing high level of traffic on this road with Mungret Wood Residents, Mungret College School and Mungret Park and Playground.
4. **Construction traffic:** We would object to any construction related traffic for the proposed development accessing the site using the existing avenue to Mungret College and any of the roads in Mungret Woods. Construction access and compounds should be located to the south of Mungret Woods / Mungret College.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)
2. **Mature Trees**
Refer to response to Submission No. 2 (Biodiversity).
3. **Traffic / Access**
Refer to response in Submission No. 3 (Vehicular Access)
4. **Construction Traffic**
Refer to response to Submission No. 3 (Construction Access)

Planning Authority Response:

Noted

SUB (13) Gerard O'Shea

Submission Summary:

1. **Green Space:** This is the only part of our estate where residents can meet. It's an important social community resource for our estate.
2. **Pedestrian Access:** We would request that separate pedestrian access to the park be provided that does not come through our existing estate. This would have a large negative impact on the privacy and safety of a quiet cul de sac estate.
3. **Vehicular Access:** Movement of vehicles from the park area to the new development via our estate would be completely unacceptable and unsafe. The roads in the estate were never intended for such purposes.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)
2. **Pedestrian Access**
Refer to response to Submission No. 3 (Pedestrian & Cycling Access)
3. **Vehicular Access**
Refer to response in Submission No. 3 (Vehicular Access)

Planning Authority Response:

Noted

SUB (14) Andrew Cunnane & Lorea Sanz

Submission Summary:

1. Green Space: community gathering point. The area above the green space, which contains a special amenity of interest in the form of a historic seismology observatory which was constructed in the early 20th century, forms part of our national heritage & should remain accessible for view by the community at large. The construction of houses on either side appears to obstruct this view.
2. Mature trees: trees encourage wildlife in the area.
3. Privacy and security concerns for residents.
4. Traffic concerns: the level of traffic at peak times currently causes major delays and disruption for existing residents, adding any additional traffic to this will cause further disruption & we believe that the infrastructure is already at its limit and is certainly not able to handle any increase.
5. Parking concerns: Parking in Mungret woods is already over capacity, anyone who ever visited the estate after 6pm can witness this clearly.

Housing Directorate Comments:

1. **Green Space**
Refer to response to Submission No. 1 (Green Space)
2. **Green Space**
Refer to response to Submission No. 1 (Green Area)
3. **Mature trees**
Refer to response to Submission No. 2 (Biodiversity).
4. **Privacy and security**
Refer to response to Submission No. 1 (Invasion of Privacy)
5. **Traffic concerns**
Refer to response in Submission No. 3 (Construction Access)
Refer to response in Submission No. 3 (Vehicular Access)
6. **Parking Concerns**
Refer to response to Submission No. 2 (Extent of Car Parking Provision)

Planning Authority Response:

Noted

SUB (15) Anna Bridgeman

Submission Summary:

1. Green Space: This area is used by the many parents in the area to allow their kids to safely play.
2. Road Access: This area is already under insane pressure with regards to road access, yet there no new road or access is to be considered? This area is already close to unsafe due to the volume of cars using the playground, schools and park. Existing foot paths are not sufficient for existing use not to mind increased volume.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)

2. Road Access

Refer to response in Submission No. 3 (Pedestrian & Cycling Access, Vehicular Access & Construction Access)

Planning Authority Response:

Noted

SUB (16) Niall Mullane

Submission Summary:

1. Green Space
2. Social Impact
3. Noise pollution
4. Environmental
5. Safety

Questions

1. Will access to the site for construction works be via Mungret Woods entrance?
2. What is the proposed hoarding line in Mungret Woods, and how long will it be in place?
3. Will there be a noise, dust vibration monitoring point at Mungret Woods with access for residents?
4. Will a local liaison officer be put in place during works?
5. Sewer and surface water pipe connections directly outside houses in Mungret Woods.
6. Large attenuation tank in Green Space. How long will green space be closed off?
7. Clear that the only reason green area is being retained is because attenuation tank is being situated here. No regard for existing residents.
8. What is envisaged for the large trees alongside the green space? Are these to be retained? Will attenuation tank encroach on root system?
9. Original residents bought into the area at a young age, and now majority of residents have young children who need access to a public assembly / green space / play area, where they can be supervised by neighbours, and not have to cross what has become a very busy roadway, with cars travelling at high speeds at all hours.
10. Why do new houses get green spaces and new areas, but Mungret Woods' area is being reduced by circa 50%, and completely closed for construction phase?
11. Was an assessment undertaken for pedestrian traffic volumes walking through Mungret Woods, for initial 200 houses and later development of 800 houses? Is this available? We have concerns also of anti-social behaviour.
12. Mungret Woods has a large number of children under age of ten. What will prevent green space area becoming a hangout area for non-resident teenagers?
13. What is the envisaged Noise and vibration impact during construction of houses, roads and services. Known high rock levels in the area.
14. What are the working hours?
15. Notice states that works will not proceed in vicinity of College until temporary school is relocated. This suggests, houses will be built, but public square, cafe and retail will not. Is there potential that these amenities will be delayed indefinitely? Suggest delaying all development until the area is vacated.
16. Traffic volumes are already critical at peak times. Suggest all development is halted until temporary school is relocated.
17. Residents who moved to Mungret Woods when originally built, never envisaged such high levels of traffic on the access road. 20 minute traffic delays at peak times now to get on to the main road from our avenue.

Constant traffic as access is used as drop of for 3 schools, on a road that was never designed to accommodate it.

18. No consultation with residents on expansion of temporary schools. Insufficient merging opportunities on to R859 at peak times.

19. What is the programme or works for each element of the development? Will works be phased and completed prior to commencement of the next? Impact or noise etc. Ongoing over a long period.

20. Will the 5 additional houses result in a loss of parking spaces for Mungret Woods?

Please see suggestions on what residents should get in return for inconvenience.

1. Remove minimum 3 houses and retain green space area?
2. New landscaping to estate entrance.
3. Commitment to a proper maintenance programme for Mungret Woods.
4. Traffic / speed calming measures in the same state.
5. Restrict or deter use as a thoroughfare for high numbers of new residents.
6. Paint communal walls
7. Replant shrubs and cut trees.
8. Improve road surface.

Housing Directorate Response:

1. Green Space

Refer to response to Submission No. 1 (Green Area)

2. Social Impact

Refer to response in Submission No. 3 (Construction Access)

Refer to response in Submission No. 3 (Vehicular Access)

Refer to response in Submission No. 3 (Pedestrian & Cycling Access)

Refer to response to Submission No. 1 (Invasion of Privacy)

Refer to response to Submission No. 2 (Extent of Car Parking Provision)

Refer to response to Submission No. 5 (Item 11 Property Management)

3. Antisocial Behaviour

Inadequate Lighting Plan

A comprehensive Lighting Plan was prepared by ARUP and was submitted with the development proposal, in accordance with the lighting standard requirements of Limerick City & County Council for any development proposal. There are 6 no. lighting standards provided around the area of open space adjoining the Observatory thereby affording adequate illumination of the Observatory and deterrence of anti-social behaviour. It should be noted that public lighting will be provided along the proposed LIHAF road as part of the construction of that road. Accordingly, public lighting along this road is not identified in the development proposal as it will be provided by others.

Inadequate Height of Boundary Walls

Two of the roads within the A2 area will dead-end against the garden walls of current Mungret Woods residents. There is concern that the difference in height will mean that the walls can be easily climbed into current Mungret Woods gardens. The proposal in such instances is to retain the existing wall and to provide hedge planters on the subject site,

thereby minimising any potential for climbing walls and impacting the security of existing houses in Mungret Woods.

4. Noise Pollution

Refer to response to Submission No. 5 (Noise Pollution)

5. Environmental

Refer to response in Submission No. 4 (Drainage and Capacity of Foul Sewer Serving Mungret Woods)

Refer to response to Submission No. 2 (Biodiversity).

Planning Authority Response:

Noted

SUB (17) Padraic O'Reilly

Submission Summary:

1. Green space: a location where we bring our kids on days when the park is so busy.
2. Building on the ridge/ Natural light: Dromdarrig is Irish for Red Ridge, the hill itself has a history. The townland. The hill above the green space where our kids play hide and seek and which has one of Ireland's first observatory's, it forms part of our national heritage & should remain accessible for view by the community at large. The construction of a housing estate will block out light for many of our neighbours.
3. Pedestrian access: We do not want people walking through from the back of our estate to get access to the park. New development should have access but not through the back of the estate.

Housing Directorate Response:

1. Green Space

Refer to response to Submission No. 1 (Green Area)

2. Building on the ridge/ Natural light/Heritage

Refer to response to Submission No. 1 (Difference in Site Levels, Separation Distance, Boundary Treatment, Proposed 5 No Houses)

Refer to response to Submission No. 5 (Item 6 : Heritage)

3. Pedestrian Access

Refer to response in Submission No. 3 (Pedestrian Access)

Planning Authority Response:

Noted

SUB (18) Kathryn Bridgeman

Submission Summary:

1. Green space: It is the only green area in the housing estate. The children will lose their green and their fun. Adults have their yoga space and coffee mornings in a safe meeting area.
2. Mature trees: environmental concern.
3. Car parking: Can cause dangerous conditions for children out playing in the estate.

Housing Directorate Response:

1. Green Space

Refer to response to Submission No. 1 (Green Area)

2. Mature trees

Refer to response to Submission No. 2 (Biodiversity).

3. Parking Provision

Refer to response to Submission No. 2 (Extent of Car Parking Provision)

Planning Authority Response:

Noted

SUB (19) Maria Patskova

Submission Summary:

1. Pedestrian and vehicle traffic is a concern.
2. Green space: Safe place for children to play.
3. Natural light: house is situated north of the green space and slightly downhill which means that with the proposed development the quality and amount of natural sunlight we would get in our house would strongly deteriorate. This could potentially affect our mental health.
4. Right to privacy: Minding that our house is situated on the entrance to our estate providing access to Mungret Park for the residents of the new residential development through our estate would deny us of our right to privacy.

Housing Directorate Response:

1. Pedestrian & Vehicular Traffic

Refer to response in Submission No. 3 (Vehicular Access)

Refer to response in Submission No. 3 (Pedestrian & Cycling Access)

2. Green Space

Refer to response to Submission No. 1 (Green Area)

3. Right to Light

Refer to response to Submission No. 2 (Difference in Site Levels)

4. Right to Privacy

Refer to response to Submission No. 2 (Separation Distances & Invasion of Privacy)

Planning Authority Response:

Noted

SUB (20) Bobby Moloney

Submission Summary:

1. Green space: green space in a housing estate where we can keep a watchful eye on our children within the safe confines of our estate.
2. Access: It is essential that there should be no access, either pedestrian or vehicular, between Mungret Woods and any new housing development.
3. Privacy: We believe that a number of the residents in Mungret Woods will be deprived of their right to privacy after the proposed new development A2 has been constructed due to a sizable difference in the ground levels between the two developments.
4. Parking: Parking space within the estate is currently at a premium, especially during out of office hours, a lot of cars are being parked on the roadside making driving through the estate difficult.
5. Mungret Seismology Observatory: The area south, adjacent to our green space contains a historic seismology observatory, a protected structure which was constructed in 1907. As this site is part of our national heritage, we believe that it should remain accessible for viewing to our community and the general public.

6. **Traffic:** The current level of peak time traffic on the main avenue adjacent to Mungret Woods is a cause of major delays for existing residents. Additional traffic as a result of this proposed development will cause further disruption which is unacceptable.
7. **Wildlife Habitats:** Having read the reports we note that there will be a mass removal of hedgerows and also the removal of three mature trees at the front of our estate in area A2 and other areas in preparation for this development. Given the current global climate change concerns and the importance of wildlife, insects & birds, we object to this aspect of the proposed development in the strongest possible terms.
8. **Site Development:** We note from the above extract from the AAS Report that there will be 8,200 m³ of rock to be removed in Mungret Woods with activity to be restricted to daytime hours (7am to 7pm) and the volume of rock will result in approximately 1500 truck movements in and out of site. We strongly object to this level of intrusion due to noise and air pollution and disruption caused by the rock breaking and truck movements.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)
2. **Access**
Refer to response in Submission No. 3 (Vehicular Access)
Refer to response in Submission No. 3 (Pedestrian & Cycling Access)
3. **Privacy issues**
Refer to response to Submission No. 1 (Invasion of Privacy)
4. **Parking Provision**
Refer to response to Submission No. 2 (Extent of Car Parking Provision)
5. **Mungret Seismology Observatory**
Refer to response to Submission No. 5 (Item 6 :Heritage)
6. **Traffic**
Refer to response in Submission No. 3 (Construction Access)
Refer to response in Submission No. 3 (Vehicular Access)
7. **Wildlife Habitats**
Refer to response to Submission No. 2 (Biodiversity).
8. **Site Development**
Refer to response to Submission No. 5 (Noise Pollution)
Refer to response in Submission No. 3 (Construction Access)

Planning Authority Response:

Noted

SUB (21) St Paul's Scouts Group

Submission Summary:

1. Since 2014, St Paul's Scout Group have actively engaged with Limerick City and County Council seeking assistance with the provision of a new scout hall or lands to develop same within Mungret College.

In the particulars for the Part VIII development, a new Community Facility is proposed as described in the Planning Compliance Statement: *The 289sqm community facility will complement the functional operation of the creche. It will be a managed facility with a dedicated booking system to ensure coordination across a range of societies, clubs and organisations.* St Paul's Scout Group would welcome the opportunity to use the

community facility as a Scout Hall, and to work together with the Council and their agents to develop the design and management of such a facility.

In summary we would request that Limerick City and County Council considers St Paul's Scout Group as part of the redevelopment of Mungret College, either through the provision of an existing building; the proposed Community Facility; or a site; for the development of a new Scout Hall for the wider community.

Housing Department Response:

Upon grant of permission and successful completion of the scheme, an open and transparent process will commence for an Expressions of Interest process to enable local community groups to avail of its use, subject to satisfactory criteria being met.

Planning Authority Response:

Noted

SUB (22) Shauna Houlihan

Submission Summary:

1. Green Space: As it stands this is the only available green space for the increasing number of children who live in the estate.
2. Property Management support from LCCC: If Limerick City Council are failing to provide essential services to a small estate of 45 units, their capabilities to successfully maintain an additional 235 units must be questioned.
3. Right to light: Concerns for natural light.
4. Mungret Park: Mungret park is very popular – concerns for car parking spaces.
5. Scale of development: Limerick repeating the mistakes of the past, by developing mass estates and the issues that this can bring.
6. Traffic Congestion: the addition of another 235 units will greatly increase this problem.
7. Lack of EPA Survey: The lack of an Environmental Protection Survey appears to short sighted, one of the main aesthetic features of Dromdarrig is the many mature trees that are present. With this in mind what guarantees are there that these works will be sympathetic to the area and no damage to these trees or associated wild life will occur.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)
2. **Property Management**
Refer to response to Submission No. 5 (Item 11 Property Management)
3. **Right to Light**
Refer to response to Submission No. 2 (Difference in Site Levels)
4. **Parking Provision**
Refer to response to Submission No. 2 (Extent of Car Parking Provision)
5. **Scale of Development**
Refer to response to Submission No. 7 (Item 5 Density & Scale of Development)
6. **Traffic**
Refer to response in Submission No. 3 (Construction Access & Vehicular Access)
7. **Environmental Survey /Mature Trees**
Refer to response to Submission No. 2 (Biodiversity).

Planning Authority Response:

Noted

SUB (23) Danny Galvin

Submission Summary:

1. Green Space: This is the only part of our estate where residents can meet. It's an important social community resource for our estate.
2. Pedestrian Access: We have already had several meetings / discussions with the council and local councillors with regard to the footfall and traffic issues caused by overflow from the park. To add further pedestrian access from this new estate would compound this issue.
3. Vehicular Access: It is not clear exactly how the proposed development plans to restrict vehicular between the proposed development and our existing estate. Movement of vehicles from the park area to the new development via our estate would be completely unacceptable and unsafe.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)
2. **Pedestrian Access**
Refer to response in Submission No. 3 (Pedestrian Access)
3. **Vehicular Access**
Refer to response in Submission No. 3 (Vehicular Access)

Planning Authority Response:

Noted

SUB (24) Nessian Geary

Submission Summary:

1. Nature conservation and loss of trees: Area A2 is the only green space to the existing estate and due consideration should be given to maintaining this as a green space for the benefit of residents in the area.
2. Effect on Protected Structure: The Seismology Observatory building as noted in Area A2 of the proposed development which is over 100 years old is a protected structure. Would commend the proposals to repair and upgrade the historic Seismology Observatory building as part of the proposals.
3. Safety: The existing green space to Area A2 is used by residents and children living in Mungret Woods as a safe and social area for play and recreation. To remove this area would create an additional and unnecessary risk to those seeking other areas for play and recreation.
4. Loss of natural light and flooding risk due to existing ground levels: The rear garden of the aforementioned existing properties is approximately 2m lower than that of the proposed ground levels of the proposed works to Area A2. Wish to raise concern in relation to potential overlooking and privacy issues in relation to my home and other properties in Mungret Woods. This concern would be further compounded by the potential risk of flooding due to the increase of paved areas at Area A2 at a higher level to that of existing properties.

Housing Directorate Response:

Refer Refer to response to Submission No. 7 (Item 3 Safety /Security)

1. Green Space/Nature Conservation

Refer to response to Submission No. 1 (Green Area)

Refer to response to Submission No. 2 (Biodiversity).

2. Protected Structure

Refer to response to Submission No. 5 (Item 6 :Heritage)

3. Green Space

Refer to response to Submission No. 1 (Green Area)

4. Loss of natural light and flooding risk due to existing ground levels

Refer to response to Submission No. 2 (Difference in Site Levels)

Refer to response in Submission No. 4 (Flooding)

Planning Authority Response:

Noted

SUB (25) Brian O'Reilly & Catherine Daly

Submission Summary:

1. Privacy: sitting room / Kitchen area would be directly facing the back windows of the planned Housing units ,also considering I work from Home fulltime and My Kitchen area is effectively My office , Catherine's privacy would also be effectively removed and also As She works various shifts in Her Role as a HSE Frontline Worker Her possibility to sleep in the daylight hours would become totally removed
2. Traffic: area is already very crowded. his development will make an already bad situation considerably worse.
3. Green space: the only dedicated green area in the Estate and is a meeting point for residents and more importantly a play area for the considerable amount of Young Children who are living here.
4. Elevation: From the existing plans no mention is given for the elevation of the new housing units in the green space area ,at the minimum We are looking at a two metre height differential to the existing ground floor properties meaning the new properties kitchen areas will be looking down into Our properties, again loss privacy, natural light also possibly causing flooding as the existing natural soak away will be removed.

Points to be considered:

Point 1: The choke points for traffic and existing road layout will ensure that the vehicle traffic and pedestrian flow will not occur safely or efficiently.

Point 2: Have a survey been carried out on the environmental impact study as per the grotto and possible contamination or disruption of any underground spring?.

Point 3: There is clearly inadequate lighting at 3 points highlighted in yellow 2

(A) As you turn into new estate

(B) Behind the observatory – blackspot for anti-social behaviour

(C) No lighting proposed for this side of the estate and will there will be a road out to the next roundabout

down from the Raheen roundabout. Blackout areas lead to dumping.

Point 4: The green area is going to be dug up for water tank, will it take running water from A2 development – who owns site maintenance LCC ?

Point 5: The cull de sac behind house 92 A2 development. One street light will become a meeting point for anti-social gathering area or fly tipping .

Point 6: The boundary wall 1.8M higher as below proposed – will have an even bigger negative effect for direct lighting on the ground floor Apartment No 47.

Housing Directorate Response:

1. **Privacy issues**
Refer to response to Submission No. 1 (Invasion of Privacy)
2. **Traffic**
Refer to response in Submission No. 3 (Construction Access, Pedestrian Access & Vehicular Access)
3. **Green Space**
Refer to response to Submission No. 1 (Green Area)
4. **Elevation/Height Differential**
Refer to response to Submission No. 1 (Difference in Site Levels)
5. **Environmental Impact Study**
A comprehensive Environmental impact Assessment Screening Report was prepared for the site which addressed all environmental variables in accordance with relevant legislation and national guidelines. A desk study and site walkover were carried out in February 2020 to identify the location of surface water and groundwater features within the proposed development and surrounding area and there was no evidence of any underground spring under the observatory.
6. **Inadequate Lighting**
Refer to response to Submission No 16 (Item 3: Inadequate Lighting Plan)
7. **Green Space**
Refer to response to Submission No. 1 (Green Area)
8. **Property Management**
Refer to response to Submission No. 5 (Item 11 Property Management)

Planning Authority Response:

Noted

SUB (26) Brian Leddin

Submission Summary:

In order to reduce private car dependency and to make public transport and active travel attractive and viable, then high density, compact development should be favoured over low density development, even if it is being developed in a peripheral location. Unfortunately, the scheme proposed is a low density one (35 units/ha). It is an outdated approach to planning and residential development. That so much car parking is designed into the scheme is an admission that the inevitable, even desired, outcome is that the car will be a mainstay of the lives of those who will reside here. Mitigating this impact could be done by:

1. Doubling the density of the scheme to 70 units/ha, at least.
2. Reduce the total number of car parking spaces significantly.
3. Any car parking should be provided at the edge of the development rather than in front of every residential unit.

Housing Directorate Response:

1. **Density** - Refer to response to Submission No. 7 (Item 5 Density & Scale of Development)
- 2&3. **Parking Provision** Refer to response to Submission No. 2 (Extent of Car Parking Provision).

Planning Authority Response:

Noted

SUB (27) David O’Riordan

Submission Summary:

1. Green space: We have an established community here with many children that play together. This green area is an important feature for fostering and maintaining a sense of community.
2. Pedestrian Access: This also ties into the issue of retaining the green space as a safe space for young children in Mungret Woods.
3. Traffic concerns: Construction vehicle traffic in particular would be unsuitable for the area due to young children.
4. Natural Light & Privacy concerns: Difference in height between Area A2 and the existing Mungret Woods development. (Right to light, privacy, encouraging antisocial behaviour). This will result in a loss of natural light for many residents.
5. Antisocial Behaviour: This has several implications – the difference in height will mean that the walls can be easily climbed or peeked over into current Mungret Woods gardens. As observed in other estates nearby - if a wall can be easily climbed as a shortcut, it WILL be climbed and used as a shortcut and will contribute to antisocial behaviour.
6. Sewage: It would seem from talking to other residents that the current sewage scheme is inadequate as it is and the addition of 29 new houses would lead to problems for all of the existing estate and the new houses.
7. Noise, dust, disruption: Phase 1 and 2 will require approx. 3000 truck movements in/out of the site to remove the result of extensive rock breaking. The ongoing noise disruption (7am - 7pm) is a concern for those who work from home and for those with young children.
8. Scale of development: The scale of this development when combined with other developments under way is a concern in terms of community development. A slower pace of development would a more natural development of community in the area.

Housing Directorate Response:

1. **Green Space**
Refer to response to Submission No. 1 (Green Area)
2. **Pedestrian Access**
Refer to response in Submission No. 3 (Pedestrian Access)
3. **Construction Traffic**
Refer to response in Submission No. 3 (Construction Access)
4. **Natural Light & Privacy / Difference in Levels**
Refer to response to Submission No. 1 (Difference in Site Levels & Invasion of Privacy)
5. **Antisocial Behaviour**
Refer to response to Submission No. 16 (Item 3 Antisocial Behaviour/Inadequate Lighting/Inadequate Height of Boundary Wall)
6. **Sewage**
Refer to response to Submission No. 4 (Capacity of Foul Sewer Serving Mungret Woods)

Planning Authority Response:

Noted

SUB (28) Adelaide Shevlin

Submission Summary:

1. Residential Amenity: It is noted from drawing c (Ref: Diagram 1 below) that it is proposed to construct properties within the environs of existing Mungret Woods Estate and to facilitate access to the new development via the cul de sac to front of the dwelling in which I reside. While the planning documents refer to access only for the 5 properties additional properties within the Mungret Woods Estate. It is not clear whether this existing access will also facilitate an additional secondary vehicular access route the extended new development.

2. Pedestrian / Cyclist Access to Dromdarrig & Mungret Public Parkland: It is noted from drawing DR-A-0002 BLOCK PLAN A 1000 (Ref: Diagram 2 below) that it is proposed to also facilitate a pedestrian & cyclist thoroughfare to the Dromdarrig area and public parklands adjoining the Mungret Woods Estate. While it is not clear from the drawing it is my understanding that this pedestrian access route is via the footpath to the front of my family home. The existing footpath is circa 1.2metres in width is situated 8metres from my front door and is currently facilitating the 4No. domestic properties within the cul de sac. While it is a footpath in its current state it is not utilised as a footpath with the residents choosing to walk on the cul de sac roadway instead. I believe the footpath will not be sufficient to cater for the increased level of usage now being presented by the proposed new development. This will also impinge on my privacy, security & residential amenity. It concerns me that this may increase the anti-social behaviour especially at night time.

3. Open Space: I would like to make the authority aware of the following
The Planning and development guidelines of Limerick County Development plan 2010 – 2016
Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas
(Cities, Towns & Villages) 2009 *Extract page 33/34*

4.20 To ensure that there are adequate safeguards in place to avoid over-development and to assist the planning authority in their assessment of planning applications, in general the following standards are recommended:

• In green-field sites or those sites for which a local area plan is appropriate, public open space should be provided at a minimum rate of 15% of the total site area. This allocation should be in the form of useful open spaces within residential developments and, where appropriate, larger neighbourhood parks to serve the wider community;

While I am not concerned about the current open green space provided within the estate, as this was the condition in which the estate was when our family purchased the property, we live now in. The existing green open space represents about 4% of the overall Mungret Woods Estate, which is considerably less than the required 15%.

I am concerned that the new proposed development which plans to construct 5 additional dwellings houses upon this green space which will reduce it in size to 375m².

4. Privacy: The Development proposed to be constructed to rear of the existing Mungret woods will be situated on an elevated landbank which will overlook the rear of our house and rear gardens. On top of this it will not meet the required “22metres separation distance between opposing above ground floor windows” to both my and my neighbour’s properties. While I can see that it is proposed to mitigate this by planting and additional boundary treatments It will still impose significantly on both my neighbours and my family existing privacy.

5. The Environment Wildlife, Natural Habitat, Flora & Fauna: From the plans that the new development proposes to remove some of the existing trees and hedgerows to facilitate the development. As our estate is named Mungret woods, I believe the proposed new development will take away some of its character and will detract from the existing heritage and environment this estate is situated upon. The development will lead to noise and air pollution in the community.

The dense build that is proposed will have a significant effect on the environment and the standard of living within Mungret Woods.

Housing Directorate Response:

1. **Access**
Refer to response in Submission No. 3 (Vehicular Access)
2. **Pedestrian / Cyclist Access**
Refer to response in Submission No. 3 (Pedestrian / Cyclist Access)
3. **Open Space**
Refer to response to Submission No. 1 (Green Area)
4. **Privacy**
Refer to response to Submission No. 1 (Invasion of Privacy)
5. **Environment Wildlife, Natural Habitat, Flora & Fauna**
Refer to response to Submission No. 2 (Biodiversity).

Planning Authority Response:

Noted

SUB (29) Aidan Downes

Submission Summary:

1. Objects to A2
 - a) This area attracts many forms of wildlife.
 - b) Several types of trees in this area.
 - c) Feels the council is missing a golden opportunity to enhance this already re-wilding area and protect it as a biodiversity park.
 - d) By enacting on above point 'c' a natural barrier, between the new proposed development and the longstanding existing Mungret Woods development, would be created and many of the issues outlined in this submission could be alleviated.
2. The appropriate assessment – Rock breaking.
 - a) Can it be defined and clarified what is meant by 'in the vicinity'?
 - b) As rock breaking will take place at a higher elevation than the existing Mungret Woods and therefor will only be metres away has not been considered.
 - c) The proposal does not take into account the many residents currently working from home.
 - d) Has there been any pre-development background noise monitoring carried out to establish a noise base case for the area and if not, why not?
 - e) Will there be pre and post surveys carried out on the existing dwellings so potential damage from noise can be monitored in accordance with BS 7385-2:1993 and BS 5228-2:2009 +A1:2004?
 - f) What are the details of the program of noise monitoring to be carried out and the location of monitors?
3. Rock being removed from site (10,400m³)
 - a) The proposed projects appropriate assessment accounted for 1870HGV movements in and out of the site. The proposed projects TMP states 1500 truck movements. Has the TMP therefore not adequately assessed the impact?
 - b) Can the developer state that no construction vehicle and/or construction personal will access and egress the proposed site via the existing development?
 - c) There is no constructed pedestrian crossing point on the Mungret College Ave between the Mungret Woods development and the local park. Can a pedestrian crossing point that meets NRA standards be added here as part of the development?
 - d) There is no adequate speeds ramps. Can more speed ramps be added?

e) Can the developer state that there will be no ability to access Mungret woods from the new development?

4. Does the proposal consider the underlying planning status of the lands in question and their associated activities as an Agricultural College encouraging diversification in crops and animals and subsequently boarding college?

5. Concerns with levels

a) Garden levels differ between the existing development and the new proposed development at a minimum of 1.35m at the lowest point.

b) It is difficult to assess the difference in level between other areas of the new development.

i) What is the difference in floor levels? – existing unit 45 to 48 and new units 88 and 89 and 90-91.

ii) What is the difference in floor levels – existing unit 38 and new units 87 and 86

iii) What is the difference in floor levels - existing unit 42 and 43 and new units 88 and 89

iv) What is the difference in floor levels - existing unit 36 and 37 and new units 73

c) Dwellings on A2 will block sunlight. Has this been considered?

d) Dwellings on A2 will impinge on privacy. Has this been considered?

6. Seismology Observatory

a) Any development in A2 will impact negatively on the setting of this monument.

b) How has the area of 'no development' around this National Monument been calculated in the proposal?

7. Foul Water Drainage

Is currently substandard at best. Construction activity a cause for concern.

A0 Can the entirety of the existing foul water system be surveyed and cleaned to ensure suitability prior to the connection of any new dwellings?

8. Flooding

Flooding is already a concern, adding 29 units may cause issues.

a) Has the proposal adequately taken this into consideration?

b) Is the 1:100 year design mentioned in the services report adequate, if so, why?

c) Can there be extra gullies and/or extraction points added to cater for the loss of open space currently acting as a natural drainage?

9. Concerns for Appropriate Assessment

Concerns for the Appropriate Assessment Screening Report for the proposed development has been outlined to ABP in letter attached.

10. The Social Infrastructure Audit

a) The removal of approximately 75% of the only private green space in the area designated A2 of the proposal will be detrimental to the lives of the residents of Mungret Woods.

11. Proper Management

Is there a scope to implement some of the measures proposed in the new development into the existing development.

a) Can some measures outlined in the proposed projects landscaping proposal be implemented into the existing development. Planting creepers by communal walls for the ease of future maintenance for example.

b) Can the developers allocate more time to the existing Mungret development on a yearly basis?

Suggestions:

i) Road sweepers for Mungret woods.

ii) Tree and hedge maintenance.

c) Can it be clarified how the existing development is currently being managed by LCCC.

12. Traffic and Transport

a) The assumption stated in the Assessment that 'Given the nature of the older person units, the vast majority of occupants will not have cars' is offensive and ageist. How does LCC allow an assumption like this to be used in order to calculate adequate parking for any proposed development?

b) Parking is already an issue in Mungret Woods. The new development will cause further problems to an already very difficult situation.

Housing Directorate Response:

1. Objects to A2/Biodiversity

Refer to response to Submission No. 2 (Biodiversity).

2. Rock breaking.

Refer to response to Submission No. 5 (Noise/Impacts of Rock Breaking)

3. Rock being removed

Refer to response to Submission No. 3 (Construction Access)

4. Underlying Planning Status

Refer to response to Submission No. 2 (Biodiversity).

5. Concerns with Levels

Refer to response to Submission No. 1 (Difference in Site Levels)

6. Seismology Observatory

Refer to Submission No. 5 (Item No. 6 Heritage)

7. Foul Water Drainage

Refer to response to Submission No. 4 (Capacity of Foul Sewer Serving Mungret Woods)

8. Flooding

Refer to response to Submission No. 4 (Flooding)

9. Concerns for Appropriate Assessment

A decision has been received from An Bord Pleanála that the preparation of a Natura Impact Statement is not required.

10. The Social Infrastructure Audit

A Social Infrastructure Audit was undertaken and submitted with the development proposal. The proposed development will give rise to demand for existing services and facilities but the demand will be minimal. The audit has confirmed that there is adequate public open space and recreational facilities available and proposed in the area to serve existing and future population growth. There is also adequate educational capacity with two new primary schools already constructed and planning permission permitted for a new post primary school.

11. Proper Management

Refer to response to Submission No. 5 (Item 11 Property Management)

12. Traffic and Transport

Refer to response in Submission No. 3 (Vehicular Access, Pedestrian Access & Construction Access)

Planning Authority Response:

Noted

SUB (30) Ann Mulcahy

Submission Summary:

Objects to the 5 new residential units for the following reasons:

1. Original Concept: Paid a premium price for property with quick access to city, small size and green space. Additional units will take from the established character of the estate.
2. Multifunctional nature of green space: The green space is a safe place for children to play and also used for family/community gatherings.
3. Traffic congestion/safety: Traffic congestion is already an issue in the estate due to on street parking. There is a shortage of spaces, adding 5 new units will add to this problem.
4. Pedestrian Connection: The proposed pedestrian access to the estate from the new development to Mungret will impact hugely on traffic in and out of the estate. Leaving children unsupervised on the minimal remaining green space could raise safety concerns.
5. Large trees/ Wildlife: Several mature trees in this green space encourage wildlife and also provide much needed privacy for the residents.
6. Historic seismology observatory: The protected structure constructed in the early 20th century, forms part of our national heritage and should remain accessible for view by the community. The planned construction of the houses on either side of the observatory appears to obstruct this view.

Housing Directorate Response:

1. Original Concept

Refer to response to Submission No. 1 (Green Area/Invasion of Privacy)

2. Open Space

Refer to response to Submission No. 1 (Green Area)

3. Traffic congestion/safety

Refer to response in Submission No. 3 (Vehicular Access & Construction Access)

Refer to response to Submission No. 2 (Extent of Car Parking Provision)

4. Pedestrian Connection

Refer to response in Submission No. 3 (Pedestrian Access Access)

5. Large trees/ Wildlife

Refer to response to Submission No. 2 (Biodiversity).

6. Historic seismology observatory

Refer to response to Submission No. 5 (Item 6: Heritage)

Planning Authority Response:

Noted

SUB (31) Irish Water

Submission Summary:

- In regard to water service connection(s) in order to complete the proposed connection at the Premises, the Irish Water water network will have to be extended by approximately 390m.
- The timeline for the completion of this project is however unknown and the proposed connection could only be completed as soon as possibly practicable after this date. If the necessary network extensions to serve the development are not delivered under the Local Infrastructure Housing Activation Fund (LIHAF), Irish Water will require the applicant to provide a contribution of a relevant portion of the costs for the required upgrades, subject to agreement with Irish Water and subject to a valid connection agreement with Irish Water.
- The development shall not join the existing watermain network to the north of the development to the proposed watermain network to the south of the development.

Connection to the existing northern watermain shall only be carried out with a permanent closed boundary valve.

- In regard to wastewater service connection(s) in order to complete the proposed connection at the Premises, the Irish Water wastewater network will have to be extended by approximately 390m.
- The timeline for the completion of this project is however unknown and the proposed connection could only be completed as soon as possibly practicable after this date.
- If the necessary network extensions to serve the development are not delivered under the Local Infrastructure Housing Activation Fund (LIHAF), Irish Water will require the applicant to provide a contribution of a relevant portion of the costs for the required upgrades, subject to agreement with Irish Water and subject to a valid connection agreement with Irish Water.

The following general conditions should apply

- 1) No house shall be occupied until the services permitted in 198011 have been commissioned
- 2) As the applicant is proposing to make a 'significant connection' to both the Irish Water watermain and sewer networks, the applicant shall comply with all Conditions as specified by Irish Water agreements as set out in connection Applications (incl., Right of Way, Self-Lay Agreements, etc.).
- 3) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, 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.
- 4) All development shall be carried out in compliance with Irish Water Standards codes and practices. In accordance with the requirements of section 104 of the 2007 Water Services Act there shall be no building over water mains, common pipes, or sewers. Any proposals by the applicant to divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing
- 5) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.
- 6) The integrity, operation and access to the foul sewer and watermain systems shall not be compromised by the proposed development works.
- 7) The proposed development works involved shall not adversely affect the operation of the foul sewer and watermain systems for the neighbouring properties.
- 8) Irish Water should be contacted for all watermain and foul sewer connections and Limerick City and County Council Operations Department contacted about surface water prior to the commencement of any construction.

Water:

- 1) Each individual dwelling unit within this development shall have its own individual and separate water service connection with individual water meter in accordance with Irish Water specifications.
- 2) All watermains installed, as part of this planning permission, must pass a pressure test and are leak free before been put into service. Certification of these pressure tests shall be submitted to Irish Water by the Applicant's Engineer.
- 3) A bulk flow water meter is to be fitted in all developments with a demand in excess of 20m³ per day, or as per Irish Water requirements.
- 4) The applicant shall ensure that there is a commercial water meter to Irish Water specifications on the watermains servicing the proposed Creche.
- 5) All elements of the watermain network to be as per Irish Water specifications.
- 6) All valves to be anti-clockwise close.

Foul Sewerage:

- 1) Each individual dwelling unit within this development shall have their own 100 mm service connection with inspection manhole to the foul sewer on the public road to Irish Water specifications.
- 2) All gullies to be trapped.
- 3) As some of the foul sewers may be laid in filled ground, the applicant's Engineer shall ensure that ground treatment is suitable to prevent settlement of the sewers.
- 4) On completion of the development the applicant's Engineer shall certify all works in relation to all elements of the foul sewer networks, this cert to be provided upon completion of the development or prior to any sale or occupation of any unit within this development.
- 5) In addition a CCTV Survey and Condition Report of the entire foul sewer system, (including manholes), with 'as built' on digital format compatible to Irish Water/Limerick City and County Council GIS data capture systems incorporating cover and invert levels shall be provided and shall be submitted to the Water Services Department of Limerick City and County Council prior to the sale or occupation of any unit within this development. The applicant shall also submit an Engineers Certificate stating that the CCTV Survey, the Condition Report and the 'as built' drawings are a true and accurate representation of what is actually on the ground.
- 6) Sealed manhole covers; (Class D400 for Roadways, Hard shoulders and Vehicular Access and Class B125 for Footways and Grassways), to be installed on all service chambers in accordance with Irish Water specifications.
- 7) All elements of the foul sewer network to be as per Irish Water specifications.

Surface Water:

- 1) No surface water is to enter the Irish Water foul sewer network.

Reason: To ensure adequate provision of water/wastewater facilities.

Queries relating to the observations above should be sent to planning@water.ie

Housing Directorate Response:

The applicant will comply with the report from Irish Water

- 1) No house shall be occupied until the services permitted in 198011 have been commissioned
- 2) The applicant will comply with all Conditions as specified by Irish Water agreements as set out in connection Applications (incl., Right of Way, Self-Lay Agreements, etc.).
- 3) The applicant will 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.
- 4) All development will be carried out in compliance with Irish Water Standards codes and practices. In accordance with the requirements of section 104 of the 2007 Water Services Act there will be no building over water mains, common pipes, or sewers. Any proposals by the applicant to divert existing water or wastewater services will be submitted to Irish Water for written approval prior to works commencing
- 5) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. will be in accordance with the Irish Water Codes of Practice and Standard Details.
- 6) The integrity, operation and access to the foul sewer and watermain systems will not be compromised by the proposed development works.
- 7) The proposed development works involved will not adversely affect the operation of the foul sewer and watermain systems for the neighbouring properties.
- 8) Irish Water will be contacted for all watermain and foul sewer connections and Limerick City and County Council Operations Department contacted about surface water prior to the commencement of any construction.

Water:

- 1) Each individual dwelling unit within this development will have its own individual and separate water service connection with individual water meter in accordance with Irish Water specifications.
- 2) All watermains installed, as part of this planning permission, must pass a pressure test and are leak free before been put into service. Certification of these pressure tests will be submitted to Irish Water by the Applicant's Engineer.
- 3) A bulk flow water meter is to be fitted in all developments with a demand in excess of 20m³ per day, or as per Irish Water requirements.
- 4) The applicant will ensure that there is a commercial water meter to Irish Water specifications on the watermains servicing the proposed Creche.
- 5) All elements of the watermain network to be as per Irish Water specifications.
- 6) All valves to be anti-clockwise close.

Foul Sewerage:

- 1) Each individual dwelling unit within this development will have their own 100 mm service connection with inspection manhole to the foul sewer on the public road to Irish Water specifications.
- 2) All gullies to be trapped.
- 3) As some of the foul sewers may be laid in filled ground, the applicant's Engineer will ensure that ground treatment is suitable to prevent settlement of the sewers.
- 4) On completion of the development the applicant's Engineer will certify all works in relation to all elements of the foul sewer networks, this cert will be provided upon completion of the development or prior to any sale or occupation of any unit within this development.
- 5) In addition, a CCTV Survey and Condition Report of the entire foul sewer system, (including manholes), with 'as built' on digital format compatible to Irish Water/Limerick City and County Council GIS data capture systems incorporating cover and invert levels will be provided and will be submitted to the Water Services Department of Limerick City and County Council prior to the sale or occupation of any unit within this development. The applicant will also submit an Engineers Certificate stating that the CCTV Survey, the Condition Report and the 'as built' drawings are a true and accurate representation of what is actually on the ground.
- 6) Sealed manhole covers; (Class D400 for Roadways, Hard shoulders and Vehicular Access and Class B125 for Footways and Grassways), to be installed on all service chambers in accordance with Irish Water specifications.
- 7) All elements of the foul sewer network to be as per Irish Water specifications.

Surface Water:

- 1) No surface water is to enter the Irish Water foul sewer network.

Planning Authority Response:

Noted and appropriate action to apply.

SUB (32) Physical Directorate Limerick City & County Council**Submission Summary:**

1) Drainage System Issues: The applicant has not meaningfully addressed the issue of Sustainable Urban Drainage Systems (SuDS) in the application. The current County Development Plan has the following policy statement in respect of SuDS:

"Objective IN O41: Sustainable Urban Drainage systems It is the objective of the Council to reduce insofar as possible, the rate and quantity of surface water run-off from all new developments. Developments should where possible, incorporate sustainable urban drainage systems (SuDS)"

Under Development Management Guidelines it states:

“Adequate provision for the disposal of surface water separate from the foul sewerage system is required. Surface water drainage systems should be designed on SUDS principles.”

They further state that:

“The Council will promote the implementation of sustainable drainage systems, as a means to manage catchments at strategic level, and in respect of individual developments. Guidance on Sustainable Urban Drainage Systems (SUDS) is contained in the aforementioned Government Guidelines on flood risk; the ‘Interim Code of Practice for Sustainable Drainage Systems’ which has been prepared by the UK SUDS working group (CIRIA July, 2004) is also a useful source of reference.

The aim of SUDS is to replicate greenfield runoff characteristics in order to limit the rate and volume of runoff and also to provide a mechanism for protection against pollution that may otherwise be washed into streams and rivers. The specific SUDS design to be adopted will depend on the size, type and location of the development and the characteristics of the catchment.”

SuDS principles requires the following elements to be considered:

- Water quantity
- Water quality
- Biodiversity and
- Amenity

The applicant should be requested to revise the surface water drainage design for this site so as to incorporate SuDS. A management train should be demonstrated, and the design should incorporate the four elements of SuDS.

Housing Directorate Response:

Refer to report by Operations and Maintenance Section, Limerick City and County Council below (Surface Water Drainage) in response to Submission No.33.

Planning Authority Response:

Noted and appropriate action to apply.

SUB (33) Operations and Maintenance Section, Limerick & County Council

Submission Summary:

Application has been examined and found the following issues:

- Supporting calculation document submitted has not fully covered all required.
- The calculation for SuDs measures should be shown as part of the simulation modelling;
- Hydraulic modelling shall be submitted for the design of the pipes at a 1/5 year return period;
- Hydraulic modelling shall be submitted for the design of the network at a 1/30 year return period to include all pipelines, that requires that no flooding occurs;
- Hydraulic modelling shall be submitted for the design of the network at a 1/100 year return period to include all pipelines to show that properties are protected against flooding.
- Summary of Critical Results by Maximum Level (Rank 1) for Storm Design for both the 1/30 & 1/100.
- The modelling shall clearly demonstrate that there is sufficient freeboard on the finished floor levels.

- The modelling shall confirm discharge levels, which shall not exceed 4 l/s/ha.
- The modelling shall demonstrate the pipe velocities, climate change (20%).
- Online controls & storage systems.
- Minimum pipe velocities 1.0m/s, max 3.0m/s. This is not the case for all pipelines shown in the calculation document.
- A maintenance plan and maintenance schedule shall be submitted Planning Authority.
- Full longitudinal sections not submitted.
- No SuDs addressed. Permeable paving should be used here, rain gardens & green roofs.
- Supporting calculations for public lighting not submitted, therefore we cannot determine if the design meets our specification.
- VeeLite is the light chosen by the Applicant, this does not have the required 10 year warranties for the luminaire and photocell (micro photocells are not permitted).
- Lighting design does not cover all the walk way areas.
- Car park area not included in the design.
- Low bollard type lighting is not acceptable as they will be open to vandalism.
- Some ramps not shown correctly.
- No road marking/ signage drawings.
- No road longitudinal sections.
- Accessible spaces not in line with Irish Wheelchair Association Manual.
- Distance between perpendicular car parking not suitable.
- The ninety degree road bend section will be difficult to navigate in particular for refuse vehicles. No auto tracking submitted.
- Junctions to LIHAF Road not in line with "National Cycle Manual".
- Pedestrian crossing locations not indicated, no tactile pavings.
- Sightline issues, due to parking in vicinity of internal and external junctions.
- Details of shared leisure route not submitted. (materials, signage, tactile pavings)
- The Road Section did not agree to the majority of this development having a shared surface, with little or no footpaths.
- Road/footpath cross sections not submitted.

Housing Directorate Response:

The applicant will comply with the report by Operations and Maintenance Section, Limerick City and County Council below recommending Conditions to apply.

Road's observations:

Sightlines:

1. The Applicant shall submit a revised Site Layout Plan to the Planning Authority within one month of the grant of Part 8 showing sightlines from all junctions both internal and external.

Traffic and Pedestrian issues:

1. The development should not be occupied until the LIHAF Road up to and including the junctions to this proposed development are constructed in full, in the interest of safety.
2. The Applicant shall submit a revised Site Layout Plan to the Planning Authority for approval within one month of the grant of Part 8 indicating all road markings and signage. Signage indicating the name of the development and signage with numbering system for the development and their locations shall be included in the revised Site Layout Plan.
3. The Applicant shall submit auto tracking for the development to the Planning Authority within one month of the grant of Part 8. This must include for the perpendicular car parking to demonstrate that there is sufficient road width for accessing and exiting these spaces.

4. The Applicant shall submit a revised Site Layout Plan to the Planning Authority for approval within one month of the grant of Part 8 to clearly indicating where pedestrians are expected to cross particularly at junctions. These crossing areas shall include the appropriate tactile paving areas and should be located at the most appropriate desire line taken by pedestrians in the interest of safety.
5. Footpaths for the proposed development shall have a minimum width of 1.8m. Footpaths should be continuous, suitably dished at all junctions, crossing points and include for appropriate tactile paving. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".
6. The road construction should be in accordance with the "Recommendations for Site Development Works for Housing Areas" and the bituminous layers should be in accordance "TII Publications NRA Specification for Road Works Series 900 Road Pavement-Bituminous Materials".
7. Tack coat shall be included for between the road surface course & the binder course to form adhesion between the two layers. Photographic evidence must be submitted to the Planning Authority upon completion of the development.
8. The Applicant shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.
9. Prior to any blacktop materials being laid the Applicant must make contact with Limerick City and County Council's Road Section to give **one-week** prior notice so that we can supervise these works on-site. Failure to do so will result in road cores being requested at the Applicants costs.
10. Kerbs on flat are not permitted for this development.
11. The Applicant shall ensure that any planting within the proposed development does not interfere with sightlines, this must include both the internal and junctions with the LIHAF Road.
12. All turning areas, junction radii, driveway dimensions and gradients shall be in line with the "Recommendations for Site Development Works for Housing Areas" & "DMURS".
13. The type of traffic calming indicated by the Applicant for the development consists of internal ramps, which are flat top ramps (raised platforms); these shall be constructed in line with diagram 6.34 of the "Traffic Management Guidelines" from the Department of Transport. The T-Junction ramps should be extended back into the junctions to allow a vehicle to take off at the junction while fully on the ramp (6.0m minimum required).
14. Advanced signage will be required to indicate that there are ramps ahead (Sign No. W 130) these must be pole mounted and the sign size and mount height of the sign should comply with the "Traffic Signs Manual".
15. Road Markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". Road Signs are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual".

Public Lighting:

1. The locations of a number of columns/luminaires are shown in private property, which is not acceptable. The Applicant shall submit a revised Public Lighting Design to the Planning Authority within one month of the grant of Part 8 to address this issue.
2. The Applicant shall submit the supporting calculation document to the Planning Authority within one month of the grant of Part 8.

3. A 10-year manufacturers Parts and Labour Warranty for the Veelite Lantern and Photocell must be submitted to the Planning Authority within one month of the grant of Part 8. If these warranties are not available from Veelite another type of Luminaire shall be chosen, which will require a revised layout of the locations of the columns and luminaires.
4. Public Lighting has been omitted for the car park area, the public square area, crèche/community centre and the walkway across the open space between units 34 to 161 and the walkway fronting units 31 to 34, which must be revised and re-submitted to the Planning Authority within one month of the grant of Part 8.
5. The lighting design shall be designed and signed by a competent Lighting Design Engineer which shall comply with BS5489:2013 and BS EN 13201:2003.
6. The Public Lighting Design shall include a legible plot of the lux levels superimposed on the Site Layout Plan to a scale of 1/500 (along with supporting calculations) ensuring maintained minimum point illuminance as outlined below is achieved for Planning Authority's approval.
7. The Public Lighting Layout shall indicate the location of all lighting columns, ducting, micro pillars and shall include their reference numbers (as per design calculations), the supply circuits, ESB and Local Authority micro pillars and shall include a schedule of lanterns to be installed, inclusive of proposed lantern type and including a photograph.
8. All lighting points shall be accessible by means of a hydraulic hoist, for maintenance purposes. Such a hoist requires a minimum paved vehicular access of 3.5 metres. In exceptional circumstances, if such access is not available special arrangements shall be made such as the use of hinged columns.
9. All public lighting columns, electric cable circuits and the associated feeder pillars serving the public lights shall be installed in public areas, at the locations as per an approved Lighting Engineers Public Lighting Layout, with columns generally at the back of footpaths, on boundary lines and not in private property.
10. Any proposed hedging or shrubs within a 10-metre radius of any proposed public lighting has to be kept to a maximum height of 1.2m above ground level. Under no circumstances is any light to be erected under or close to any existing trees. Under no circumstances is any tree/trees to be planted within a 10m radius of any lighting column/columns.
11. The Applicant shall submit written confirmation to the Planning Authority from Limerick City and County Council's Public Lighting Contractor that public lighting is fully operational and that all connections, cabling, micro pillars and all associated items are in order prior to the occupation of any units within any phase of the development.
12. Lighting Design Engineer shall submit certification to the Planning Authority to confirm that the lighting has been erected as per the approved design upon completion of any phase of the development and prior to the occupation of any units within any phase of the development.
13. All lighting columns shall be octagonal galvanised steel to BS EN40 as outlined below.
14. The lanterns are equipped with electronic control gear, controlled by photocells (photocells have individual NEMA sockets on each lamp for standard photocell) micro photocells will not be acceptable.

Surface Water Disposal:

1. The Applicant has not addressed SuDs as part of the proposed development. The Applicant shall include for permeable car parking areas both in private property & public realm, which shall include an overflow system. A revised Surface Water Disposal Layout Plan shall be submitted to the Planning Authority within one month of the grant of Part 8 showing all of

the above including the connections from the permeable car parking areas to the main surface water system with directional flow arrows on all pipelines.

2. Detailed cross sections shall be submitted to the Planning Authority within one month of the grant of Part 8 for the permeable car parking areas, which shall include for an overflow system.
3. Some of the water levels in the calculation document does not show adequate freeboard level of 0.5m. The Applicant shall submit revised surface water calculations to the Planning Authority within one month of the grant of Part 8 by way of simulation modelling Micro Drainage or Causeway to address this issue.
4. As the Applicant has been requested to add SuDs components such as permeable paving to the surface water design, this will have an effect on the overall design, therefore, the Applicant shall submit revised surface water calculations to the Planning Authority within one month of the grant of Part 8 by way of simulation modelling such as Micro Drainage or Causeway to include for the following:
 - The calculation for SuDs measures shall be shown as part of the simulation modelling.
 - Revised hydraulic modelling shall be submitted for the design of the pipes at a 1/5 year return period;
 - Revised hydraulic modelling shall be submitted for the design of the network at a 1/30-year return period to include all pipelines, that requires that no flooding occurs.
 - Revised hydraulic modelling shall be submitted for the design of the network at a 1/100-year return period to include all pipelines to show that properties are protected against flooding;
 - Revised summary of Critical Results by Maximum Level (Rank 1) for Storm Design for both the 1/30 & 1/100;
 - The modelling shall clearly demonstrate that there is sufficient freeboard (0.5m minimum) on the finished floor levels.
 - The modelling shall confirm discharge rates shall be restricted to 2 l/s/ha or the calculations Q_{bar} , whichever is greater. Q_{bar} must be calculated using the Net area drained and not the gross area of the site (i.e. red line boundary). This discharge rate shall be marked on the manhole in which the flow restricting device is located. The modelling shall demonstrate the pipe velocities & climate change.
 - Online controls & storage systems.
 - Minimum pipe velocities 1.0m/s maximum 3.0m/s;
5. A maintenance plan and maintenance schedule shall be submitted Planning Authority for approval within one month of the grant of Part 8.
6. The Attenuation Tank shall be designed for the site-specific conditions, installed, tested and certified by the approved supplier. This certification must be submitted to the Planning Authority upon completion of the development.
7. Class 1 By-Pass Interceptors shall be fitted with an oil alarm, messaging system and a ventilation pipe. All installation, handling, excavation, and maintenance procedures shall be carried out in line with manufacturer's guidelines.
8. Retained pollutants in the Class 1 By-Pass Interceptor must be emptied from the separator once the level of oil is reached, or the oil alarm is activated, and the contents disposed of via a licenced contractor. The alarm must have a messaging system so that once the level of oil is reached the alarm is activated and notification is sent to a competent maintenance Contractor.
9. On completion of the development a bonded Chartered Engineer shall certify all works in relation to the surface water disposal system. This certification must be submitted to the

- Planning Authority upon completion of the development or the occupation of any phase of the development.
10. Each house shall have its own 100mm connection with inspection manhole to the public storm sewer on the public road.
 11. Non-Rock sealed manholes covers to be installed on all service chambers and appropriate ironwork cover and frames shall be used throughout the development with the appropriate certification and markings. If the manholes or any other iron work are to be located on the footpath, suitable nonslip covers must be used. –
 12. All surface water drainage to be contained within the curtilage of the site and air trapped surface water road gullies to be utilized at all times.
 13. 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 public road.
 14. 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.
 15. The Applicant must give Limerick City and County Council's one week's notice to allow for the inspection/supervision of the following:
 - Prior to the surface water pipes being covered over.
 - When the base of the Attenuation tank is prepared, and prior tank being installed. Upon installation of Attenuation Tank. Prior to the Attenuation Tank being wrapped in membrane.
 - The Installation of the flow control & Class 1 By-Pass Interceptor.
 - Construction of the permeable car parking areas.
 16. The Applicant must submit photographic evidence to the Planning Authority upon completion of any phase of the development from a bonded Chartered Engineer of each stage of the Surface Water Disposal System which shall include the following:
 - Pipe bedding. Pipes before and after they are covered over.
 - Base for the Attenuation Tank, before the tank is constructed on it. Attenuation Tank before & after it is covered with membrane.
 - Each construction layer for the permeable car parking areas.
 - Connections from and to the Attenuation Tank.
 - Connections from permeable car parking areas to the main surface water pipeline.

General:

1. As constructed drawings for the development must submitted upon completion.
2. Upon completion of any phase of the development, the Applicant shall submit certification from all the service providers to the Planning Authority to confirm that all is in order such as:
 - ESB, Eir, GNI, Virgin, Irish Water etc.

Construction Management and Delivery Plan:

1. Construction Management and Delivery Plan for the construction of the development should be submitted and agreed with Planning Authority prior to construction.

Planning Authority Response:

Noted and appropriate actions to apply

SUB (34) Transport Infrastructure Ireland

Submission Summary:

No specific observations made.

Housing Department Response:

Noted

Planning Authority Response:

Noted

SUB (35) Health Service Executive

Submission Summary:

1. In the event of planning permission being granted the Applicants shall be informed that all food premises {including the proposed creche} must comply with the requirements of the EC (Hygiene of Foodstuffs) Regulations 2006 & 2009 and Regulations (EC) No, 852/2004 Hygiene of Foodstuff.
2. Prior to the instigation of the food business, the food business operator shall notify this office of his Intention to operate a food business. Under regulation 6 of the E.C. (Hygiene of Foodstuffs) Regulations 2006, it places a statutory obligation on proprietors of all food businesses to have their establishments notified to this office.
3. The Health Service Executive reserves the right to limit the nature of the food business based on the final size and layout of the premises submitted for the proposed cafe. The applicant shall ensure that the final plans provide sanitary accommodation designated for cafe food workers only.
4. Further consultation will be necessary with the Environmental Health Department prior to the commencement of the food business in relation to Internal layout, finishes and equipment requirements.
5. The Creche, if approved, must comply with the requirements of the Childcare Act 1991 (Early Years) Services Regulations 2016
6. All sanitary facilities In the creche and cafe development shall be ventilated directly to the external air and In accordance with building regulations.
7. A natural intake of air shall also be provided in these areas.
8. All connections to the foul sewer must be made in accordance with Local Authority requirements
9. The location of any grease trap on site shall also be Identified in the final proposal to the focal authority.
10. All connections to the public water supply must be made In accordance with Limerick City & County Council requirements
11. The Applicant shall be requested put in place a pest management for the site for the duration of the construction period.
12. Applicant shall take all steps to prevent noise and/or dust nuisance during the site development and construction stage.

Housing Department Response:

1. All food premises {including the proposed creche} will comply with the requirements of the EC (Hygiene of Foodstuffs) Regulations 2006 & 2009 and Regulations (EC) No, 852/2004 Hygiene of Foodstuff.
2. Prior to the instigation of the food business, the food business operator will notify the HSE of their intention to operate a food business. Under regulation 6 of the E.C. (Hygiene of Foodstuffs) Regulations 2006, it places a statutory obligation on proprietors of all food businesses to have their establishments notified to this office.
3. The operator will ensure that the final plans provide sanitary accommodation designated for cafe food workers only.
4. Further consultation will be necessary with the Environmental Health Department prior to the commencement of the food business in relation to Internal layout, finishes and equipment requirements.
5. The Creche, if approved will comply with the requirements of the Childcare Act 1991 (Early Years) Services Regulations 2016
6. All sanitary facilities in the creche and cafe development will be ventilated directly to the external air and in accordance with building regulations.
7. A natural intake of air will also be provided in these areas.
8. All connections to the foul sewer will be made in accordance with Local Authority requirements
9. The location of any grease trap on site will be identified in the final proposal to the focal authority.
10. All connections to the public water supply will be made in accordance with Limerick City & County Council requirements
11. The Applicant shall will put in place a pest management for the site for the duration of the construction period.
12. Applicant shall take all steps to prevent noise and/or dust nuisance during the site development and construction stage.

Planning Authority Response:

Noted

5.0 Conclusion

The proposed development is considered acceptable in principle 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 the policies of the Limerick County Development 2010-2016 (as extended) and the Southern Environs Local Area Plan 2021-2027, and is therefore acceptable and in accordance with the proper planning and sustainable development of the area.

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 03/02/21 and the report received by the Planning Authority on 30/06/21 and 07/07/21, 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) 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

5. 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

6. An Invasive Species Management 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

7. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning & 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:

- (d) A list of proposed authorised waste collection permit holders to be employed;
- (e) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of;
- (f) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic;
- (g) If asbestos containing materials have been identified as present, they shall be included in items a, b and c above.

Reason - In the interests of proper planning and sustainable development of the area.

8. All aspects of the development shall comply with the details set out within the Irish Water submission.

Reason - In the interest of proper planning and public health and safety

9. Prior to the commencement of development revised details and drawings addressing the issues set out in report received from Operations and Maintenance Section of Limerick City and County Council in relation to sightlines, traffic and pedestrians shall be submitted for written agreement of the Planning Authority.

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

10. Prior to the commencement of development a revised public lighting scheme in accordance with Limerick City and County Council specifications shall be submitted for written agreement of the Planning Authority. The public lighting shall be erected and operational prior to the making available for occupation of any house.

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

11. Prior to the commencement of development revised Surface Water Drainage detail which incorporates sustainable urban drainage systems (SuDs) measures in accordance with Limerick City and County Council specifications shall be submitted for written agreement of the Planning Authority.

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

12. All site works shall be carried out to the satisfaction of the Planning Authority in accordance with the Department of the Environment 1998 publication "Recommendations for Site Development Works for Housing Areas", except in the case of the road surfacing where only paragraph 2.23 of these recommendations shall apply.

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

13. The Applicant shall submit the following details for written agreement of the Planning Authority prior to the commencement of development:
- i. Details of materials and finishes in the form of a materials board for the Dwelling Units;
 - ii. Details of the RAL for windows, doors, railings, external walls, wall capping, roofs, service doors/louvers, side and rear gates etc
 - iii. Creation of defensible space to the front of each Unit in the form of planters;
 - iv. Bin storage area details;
 - v. Each dwelling shall be separated by the insertion of a low physical wall or railing system or a durable planting strip to the front of each unit.

Reason – In the interest of orderly development and the visual amenity of the area.

14. The Applicant shall submit a Revised Site Layout Plan and complementary Landscaping Plan to deal with the following points for written agreement of the Planning Authority prior to the commencement of development:
- i. The car parking areas shall be broken up through tree planting and soft landscaping;
 - ii. Specific detail of native tree species and ages shall be submitted – location, species & number;
 - iii. Specific detail of planting that will attract pollinators shall be submitted - location, species & number;
 - iv. Public Open spaces shall be landscaped with native tree species and planting that attracts pollinators – location, species & number;
 - v. The site shall be landscaped in accordance with the revised agreed scheme, which shall also include a timescale for implementation;
 - vi. Compliance with the SUDS treatment for the site must be included in the Revised Landscaping Plan;
 - vii. The Applicant shall submit a revised Biodiversity Plan for the development taking into account the points above. Guidance shall be taken from the publication - Biodiversity in New Housing Developments: Creating Wildlife-Friendly Communities (NF89). The Revised Landscaping Plan shall include proposals for all public open spaces, gardens and planting areas to the front of each dwelling unit.

Reason - In the interest of orderly development and the visual amenities of the area.

15. All service cables associated with the proposed development including electrical, communal television, telephone and street lighting cables shall be laid underground within the site. Under no circumstances shall the applicant/developer cut or otherwise interfere with the public road/footpath without a road opening licence.

Reason - In the interest of orderly development and the visual amenities of the area.

16. Housing development and roads therein shall be suitably identified by nameplates erected in suitable positions in line with house completions. The names of the estate and roadways shall relate to local Irish townlands, place names or features. Details shall be submitted to the Planning Authority and agreed prior to commencement of development.

Reason - In the interest of local identity, history and culture associated with the area, in terms of sense of place

17. The developer shall preserve, protect or otherwise record archaeological materials or features that may exist within the site by ensuring that all ground disturbance associated with the site development is archaeologically monitored. In this regard, the developer shall:
- a. Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.
 - b. Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works.
 - c. Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations).
 - d. Submit on completion a report detailing the results of the archaeological monitoring works to the Department of Department of Culture, Heritage and the Gaeltacht and the Planning Authority. The report shall contain a drawing showing the exact extent of the area that was archaeologically monitored certified by the archaeologist.
 - e. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Culture, Heritage and the Gaeltacht and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the Department of Department of Culture, Heritage and the Gaeltacht and the Planning Authority with regard to any necessary mitigating action.
 - f. Should an archaeological excavation be required then the following shall apply: the developer shall provide satisfactory arrangements for the recording and excavation of any archaeological material that may be considered appropriate to excavate and shall undertake to complete all post excavation analysis up to final report stage. Within twelve months of the completion of the excavation a final report (in the format recommended in the Guidelines for Authors of Reports on Archaeological Excavations 2006 National Monuments Service) shall be submitted to the Planning Authority

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.