

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

Re: **Permission for the following:**

- i) Phase 1 -the provision of 11 no. residential units, consisting of 2 no. 1 bed units, 1 no. 4 bed unit, 6 no. 2 bed units, 2 no. 3 bed units,
- ii) Phase 2 - the provision of 7 no. residential units, consisting of 5 no. 1 bed units, 2 no. 2 bed units,
- iii) hard landscaping including new footpaths, new entranceways, boundary treatments and boundary walls,
- iv) upgrading of foul sewers and surface water drainage
- v) and all associated site works


At: Cluain Dara Broadford, County Limerick.

Planning Reference No. 21/8012


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Senior Executive Planner


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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 7 of this report.


Dr. Pat Daly
Chief Executive
Limerick City & County Council

Date: 28.2.2022

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1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

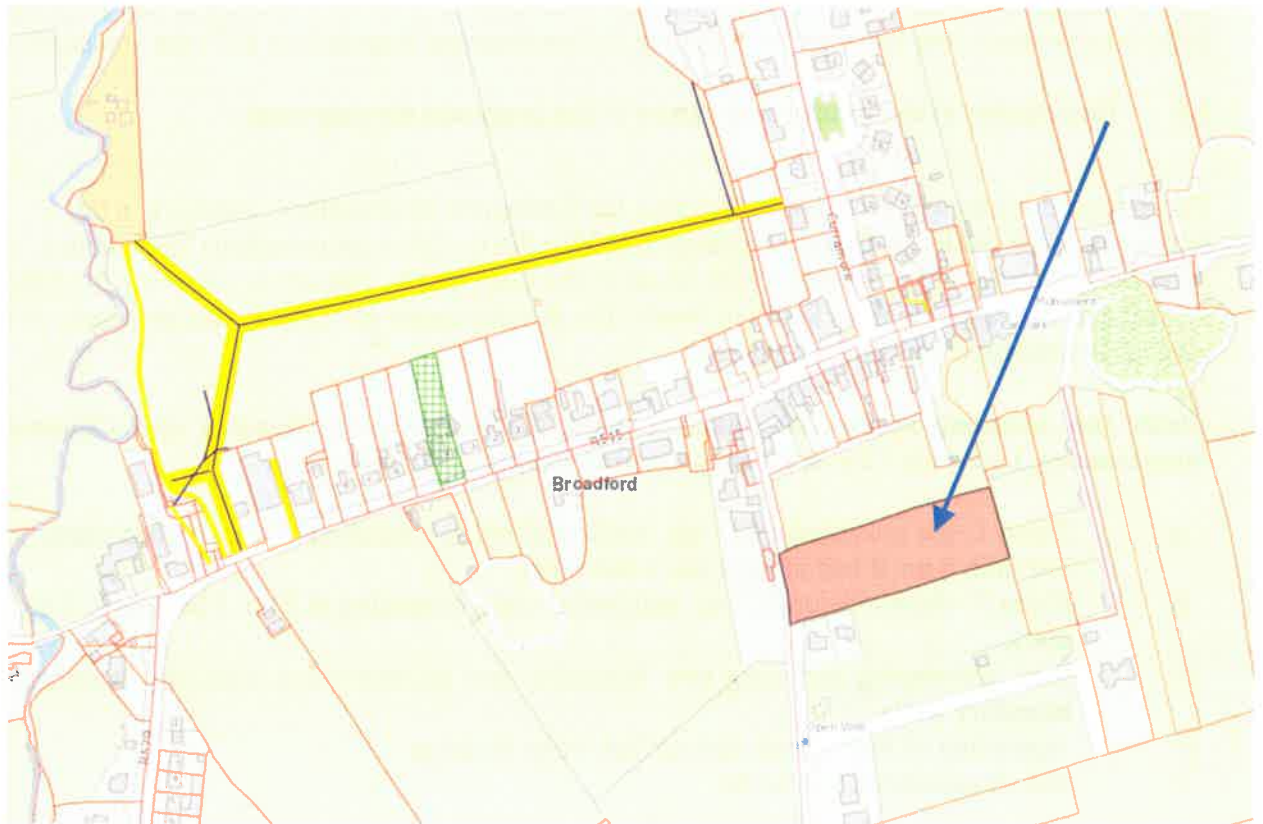
The proposed works will be carried out within the Settlement of Broadford, Limerick, a tier 5 settlement as set out in the County Development Plan 2010 – 2016 (as extended) The site is a greenfield agricultural site located 115m South of the main street. The site is relatively flat from east to west and slopes gently from South to North. The development provides for the provision of a total of 18 residential units over 2 phases.

Under this planning application the Applicant, Local Authority Housing and Construction Maintenance, Limerick City & County Council proposes the following:

- i. Phase 1 -the provision of 11 no. residential units, consisting of 2 no. 1 bed units, 1 no. 4 bed unit, 6 no. 2 bed units, 2 no. 3 bed units,
- ii. Phase 2 - the provision of 7 no. residential units, consisting of 5 no. 1 bed units, 2 no. 2 bed units,
- iii. hard landscaping including new footpaths, new entranceways, boundary treatments and boundary walls,
- iv. upgrading of foul sewers and surface water drainage
- v. and all associated site works

The plans and particulars went on public display from 6th of December 2021 to the 12th of January 2022. Submissions and observations had to be submitted by 27th January 2022.

Site Location



Site Layout



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

Limerick County Development Plan 2010 – 2016

The County Development Plan sets out the following with respect to acceptable development in the location in question:

Objective SS O1: Scale of development within tiers 2-6

To ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development and to ensure that the expansion of towns and villages shall be in the form of a number of well integrated sites within and around the core area rather than focusing on rapid growth driven by one very large site. In this regard, and without prejudice to other development plan policies or development management best practices, there will be a positive presumption for housing developments of the following scale or smaller within each tier, as appropriate:

Objective SS O2: Design of development within tiers 2-6

The design, layout and character of new development shall relate to the local character and heritage of existing towns and villages and shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness of the settlement.

Objective SS O3: Capacity of town/ village to absorb development

Development of towns and villages shall be considered on the basis of its connectivity to the existing town / village core, capacity (infrastructural, social, cultural and economic), good design, community gain and proper planning and sustainable development.

Objective SS O4: Sequential growth of settlements

Where no specific zoning is identified for a settlement, new developments shall be within or contiguous to the core identified for each settlement, thus avoiding “leap frogging” of development and shall be designed so as to consolidate existing villages /towns and provide for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development.

Objective SS O14: Development within tier 5 settlements

Within these settlements the Council shall facilitate development subject to compliance with objectives SSO1- SSO6 and the following:

- a) The scale of new residential schemes for development shall be in proportion to the pattern and grain of existing development and shall be located within or immediately contiguous to the core area. In this regard any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement.
- b) New commercial developments shall generally be located within the core area and shall contribute positively to the village street-scape.
- c) New community and social facilities shall be provided in conjunction with residential development as required.

3.1 Habitats Directive Project Screening Assessment

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

Construction Phase: Yes – Construction of 18 dwellings Are effects significant? Yes Are substantial works required: Yes Are effects significant? No Operating phase effects: Are effects significant? No	Ex-situ effects: Are effects significant? No Run-off: Are effects significant? No Abstraction: Are effects significant? No Displacement: Are effects significant? No
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Identification of Natura 2000 sites which may be impacted by the proposed development

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	<i>Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site?</i> Name of sites:	No
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	<i>Is the development within 1km of a SAC site with terrestrial based habitats or species?</i> Name of site:	No
3	Impacts on designated marine habitats and species.	<i>Is the development located within marine or intertidal areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i> Name of site:	No
4	Impacts on birds in SPAs-	<i>Is the development within 1km of a Special Protection Area</i> Name of site: No site	No
5	Cumulative effects	Would consideration of a number of significant	An AA Screening

		projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	was submitted on file – No cumulative effects identified
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An Appropriate Assessment Screening Report was submitted as part of this application prepared by MKO Planning and Environmental Consultants. The report concludes: *“there will be no significant impacts on the Natura 2000 sites.”* Overall the planning authority is satisfied that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Appropriate Assessment is not necessary

3.2 EIA Screening

The proposed development is for the construction of 18 residential units over 2 phases and is the type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended but is less than the threshold. The applicant has submitted an Environmental Impact Assessment Screening Report and a preliminary examination carried out. It is determined the proposed development does not require an EIAR

3.3 Land Acquisition

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

4.0 Submissions with respect to the proposed development

No submissions received

5.0 Summary of key planning issues and assessment:

Principle of Development

The proposed development is within a Tier 5 settlement as set out in the County Development Plan. The site is a greenfield site accessed local road L7019 within the 50km/h speed limit. There is an existing footpath that extends to the south west corner of the site. The proposal to construct 18 no dwellings at this location is consistent with the Plans and Policies as set out in the County Development Plan 2016 – 2016 (as amended)

Planning History

There are no previous planning applications on this site

Topography

The proposed site is relatively flat with a gentle fall towards the town from south to north. From the most up to date flood map information the site is not considered in an area at risk of flooding

Layout

The proposal will result in the creation of street down the center of the site and provision of residential units to both corners at the site entrance. A linear row of two story houses on one side of the street shall create a sense of enclosure. An open space area is proposed to the top of the site in a courtyard arrangement that is also overlooked by residential development and overlooks the parking area. Finishes shall consist of tiled/slate roofs, brick is proposed at ground floor level with render to the first floor. Galvanised metal railings on low stub base

brick walls for front boundary walls. Standard masonry/block walls are proposed for rear garden boundary enclosures.

Internal correspondence has been received from Central Services Section, Limerick City & County Council detailing specifications with respect to traffic and pedestrian layout, public lighting and surface water disposal. The applicant has responded to this correspondence dated the 11th of February 2022 and will address same prior to construction. Appropriate Action to apply

6.0 Conclusion

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

7.0 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 6th of December 2021, except as may otherwise be required in order to comply with the following actions.

Reason - In order to clarify the development to which this permission applies.

2. Prior to commencement of development the applicant shall submit final specifications with regard to traffic and pedestrian layout, public lighting and surface water disposal layout for written agreement with the Planning Authority.

Reason: In the interest of orderly and sustainable development

3. 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.

4. 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

5. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. 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

6. All service cables associated with the proposed development including electrical, communal television, telephone and street lighting cables shall be laid underground within the site.

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

7. The Construction Management Plan shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise/vibration and traffic management measures and off-site disposal of construction/demolition waste.

Reason- In the interests of public safety and residential amenity

