

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

Re: Permission for the following:

The refurbishment of the existing properties, which will combine the three units as one single unit.

At: No. 82, 84 & 86 Hyde Road, Prospect, Ballinacurra Weston, Limerick

Planning Reference No. 22/8007



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Director of Services**

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.



**Sean Coughlan
Chief Executive
Limerick City & County Council**

Date: 14.09.2022

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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 development is located at No's 82, 84 & 86 Hyde Road, Prospect Limerick City. The site has an area of 0.080 hectares and is three existing mid-terrace dwellings located adjoining No's 80 and 88 Hyde Road. The existing dwelling units are currently vacant and boarded up. The proposed development provides for the refurbishment of the existing units to provide for one single dwelling unit. The site is located in Prospect and contiguous to the Ballinacurra/Weston Regeneration Area.

Limerick City & County Council proposes the following:

The refurbishment of the existing properties, which will combine the three units as one single unit.

The plans and particulars were placed on public display from 9th of May, 2022 to the 7th of June 2022. Submissions and observations were invited up to the 20th of June, 2022.

3.0 Key Policy Provisions

Limerick Development Plan, 2022-2028:

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

Land Use Zoning Objective

Existing Residential Objective:

To provide for residential development, protect and improve existing residential amenity.

Purpose:

This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.

Urban Character Area & Objectives

UCA O2 - Surrounding Suburban Area

This area covers the suburbs immediately adjoining the Inner-City Area to the north, south and east. It encompasses the neighbourhoods of Ballysimon, Garryowen, Singland, Rhebogue, Corbally, King's Island, Janesboro, South Circular Road/ Ballinacurra and Southill. This area is substantially residential in character with a range of services.

Specific Objective:

- Infill and brownfield development patterns to be favoured.
- Building Height Strategy to inform design of higher buildings

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed-use developments at an appropriate scale on brownfield, infill, backland, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Objective CGR O3 Urban Lands and Compact Growth

It is an objective of the Council to:

- a) Deliver 50% of new homes within the existing built-up footprint of Limerick City and Suburbs (in Limerick), Mungret and Annacotty and 30% of new homes within the existing built-up footprint of settlements, in a compact and sustainable manner in accordance with the Core and Housing Strategies of this Plan.
- b) Encourage and facilitate sustainable revitalisation and intensification of brownfield, infill, underutilised and backland urban sites, subject to compliance with all quantitative and qualitative Development Management Standards set out under Chapter 11 of this Plan.

Objective HO 04 Re-use of Existing Buildings

It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock and conversion of other suitable buildings to sustainable housing accommodation.

3.1 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken for the proposed development. It is concluded, beyond reasonable scientific doubt that the proposed renovation works will not have any significant impact on any Natura 2000 site. 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 either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

3.2 EIA Screening

An EIAR screening report has been undertaken for the proposed development. The proposed development is for the refurbishment of three dwelling units to form one dwelling unit and this is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. The size of the development is limited, located within a modified environment, the development as proposed therefore does not require the preparation of an Environmental Impact Assessment Report.

3.3 Land Acquisition

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

4.0 Submissions with respect to the proposed development

No submission/s received.

5.0 Summary of key planning issues:

Principle of Development

The proposed development is located on residential zoned land on the Hyde Road Prospect Limerick City, in an area known as Ballinacurra/Weston. The site is circa 560m from Colbert Train & Bus Station and the Peoples Park. The proposal provides for the refurbishment of three residential units to form one five-bedroom unit. The proposal at this location is consistent with the policies and objectives of the Limerick Development Plan.

Planning History

There are no previous planning applications on this site.

Topography

The subject site is elevated off the public road and footpath and is located mid-terrace between No. 80 and No. 88 Hyde Road. There is an existing front amenity area, surrounded by a wall and long rear gardens which back onto the City Campus Student Accommodation. From the most up to date flood map information, the site is not located in an area at risk of flooding.

Layout

The layout will consist of kitchen/dining area, entrance hall, shower room, bedroom and sitting room. The first floor will consist of four bedrooms and bathroom. To the front a concrete step and landing is proposed for access via the front door. The other original front doors (units 82 & 86) are to be replaced with windows. The three original gardens to the rear are to be amalgamated and enclosed by a 1.8m high concrete post and rail fence.

The dwelling size and room sizes comply with the relevant section 28 guidelines. The proposed unit is a high quality design and finished in painted render with a fiber cement slates. New windows, composite doors and rainwater goods are proposed. Rear garden separating walls will consist of concrete posts with concrete/timber infill panels.

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 and objectives of the Limerick Development Plan 2022-2028 for this site. It is therefore acceptable and in accordance with the proper planning and sustainable development of the area as a whole.

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 9th of May, 2022, 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. During construction of the proposed development, the following shall apply-

- a. No work shall take place on site outside the hours of 8.00 a.m. to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday, or on Sundays or public holidays, unless otherwise agreed in writing by the Planning Authority.

- b. No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.

- c. Adequate car parking facilities shall be provided on site for all workers and visitors.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development.

4. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

Reason - In the interest of the proper planning and sustainable development of the area, road safety and to protect the amenity of the area.

5. 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.

6. • The final Construction Management Plan shall be submitted 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



 **Site Location Map** Scale 1:1000

