

**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 appliance bay which includes conversion of appliance bay to a lecture room, canteen, station office and muster bay, conversion of the existing lecture room to toilets, conversion of existing toilet to a laundry room. The construction of a three unit appliance bay, which includes the construction of a new entrance lobby, the construction of a drying room, Breathing Apparatus room, storage area and boiler house. The construction of a roofed area to the East of the proposed appliance bay to store an additional vehicle, hard landscaping including new footpaths and concrete apron, upgrading of foul sewers and surface water drainage, and all associated site works.

**At:** Cappamore Fire Station, Cappamore, Co. Limerick

**Planning Reference No. 22/8011**



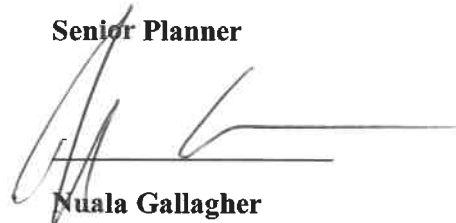
**Karen Mc Donnell**

**Executive Planner**



**Nuala O'Connell**

**Senior Planner**



**Nuala Gallagher**

**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 6 of this report.**



**Dr. Pat Daly**

**Chief Executive**

**Limerick City & County Council**

**Date:**

20/Aug/2022

## **TABLE OF CONTENTS**

- 1. Foreword**
- 2. Description of the nature and extent of the proposed development**
- 3. Likely implications, if any, with respect to the proper planning and sustainable development of the area**
- 4. Submissions with respect to the proposed development**
- 5. Summary of key planning issues**
- 6. Conclusion**
- 7. Action taken by Local Authority**

## **1. 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 development is located within Cappamore, a Level 4 settlement as set out in the Limerick Development Plan 2022 – 2028. The site has an area of 0.36Ha and comprises the existing Cappamore Fire Station. The proposed development provides for the refurbishment and extension of the existing fire station.

**The Applicant, Local Authority Housing and Construction Maintenance, Limerick City & County Council proposes the following:**

The refurbishment of the existing appliance bay which includes conversion of appliance bay to a lecture room, canteen, station office and muster bay, conversion of the existing lecture room to toilets, conversion of existing toilet to a laundry room. The construction of a three unit appliance bay, which includes the construction of a new entrance lobby, the construction of a drying room, Breathing Apparatus room, storage area and boiler house. The construction of a roofed area to the East of the proposed appliance bay to store an additional vehicle, hard landscaping including new footpaths and concrete apron, upgrading of foul sewers and surface water drainage, and all associated site works.

**The plans and particulars were placed on public display from the 13<sup>th</sup> of June 2022 up to and including 12<sup>th</sup> of July 2022. Submissions and observations were invited up to the 25<sup>th</sup> of July 2022.**

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

### **3.1 Key Policy Provisions**

#### **Limerick Development Plan 2022 - 2028**

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

#### **The site is zones ‘Education and Community Infrastructure’**

Objective: To protect and provide for educational, training and adult learning, community, healthcare, childcare, civic, religious and social infrastructure.

Purpose: To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community

infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation such as residential care or institutions to support the main use only, and other facilities.

#### **Objective CGR O15 Requirements for Developments within Level 4 Settlements**

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) 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. Generally, no one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity in terms of both physical and social infrastructure to support additional growth.
- b) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- c) New commercial developments shall generally be located within the core area and shall contribute positively to the village urban fabric and streetscape.
- d) New community and social facilities shall be provided in conjunction with residential development as required.
- e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment for serviced sites shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to allow connection to public sewers in due course when capacity becomes available.

#### **Objective ECON O12 County Towns and Villages**

It is an objective of the Council to strongly support the strengthening of the vitality and viability of town and village centres to enhance economic growth, enterprise and employment opportunities.

#### **Policy SCS1 P1 Sustainable Communities**

It is a policy of the Council to seek to improve the provision of community infrastructure and recreational opportunities for the wider community, in co-operation with relevant bodies, in a sustainable manner in accordance with the settlement strategy of the Plan. This is conducive to ethical principles of healthy communities, inclusivity and accessibility to facilities for all abilities and sustainability to ensure that Limerick is a greener, cleaner, more welcoming place to live, work and attract investment.

#### **Policy SCS1 P2 Location of Community Facilities**

It is a policy of the Council to ensure that adequate provision is made in land use zoning, in the layout of developments and residential densities to ensure optimum accessibility to local community facilities and amenities, particularly by sustainable modes of transport. Barriers to pedestrian access to such social infrastructure should be removed.

### **Policy SCSI P3 Social Infrastructure**

It is a policy of the Council to promote and support targeted policies and measures where these are warranted to assist in renewal, regeneration and retrospective interventions and ensure that local needs for social infrastructure are properly considered and that suitable measures to facilitate or provide social infrastructure are identified and incorporated within those interventions.

### **Objective EH O53 Architectural Conservation Areas**

It is an objective of the Council to:

- a) Protect the character and special interest of an area, which has been designated as an Architectural Conservation Area (ACA) as set out in Volume 3.
- b) Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character briefs for each area.
- c) Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA, is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials.
- d) Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner, rather than a replica of a historic building style.
- e) Seek the retention of all features that contribute to the character of an ACA, including boundary walls, railings, soft landscaping, traditional paving and street furniture.
- f) Seek to safeguard the Georgian heritage of Limerick.

### **3.2 Habitats Directive Project Screening Assessment**

An Appropriate Assessment Screening Report has been undertaken for the proposed development and was prepared by ASH Ecology & Environmental Ltd. The report concludes that on the basis of objective information, the possibility may be excluded that the proposed works will have a significant effect 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 and therefore an Appropriate Assessment is not necessary.

### **3.3 EIA Screening**

An EIAR Screening Report has been undertaken for the proposed development and was prepared by ASH Ecology & Environmental Ltd. The development does not fall within any of the threshold requirements for a mandatory EIA as specified in Section 5 of the Planning and Development Regulations 2001, as amended. The size and scope of the development is limited and does not require the preparation of an Environmental Impact Assessment Report.

### **3.4 Land Acquisition**

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

#### 4. Submissions with respect to the proposed development

##### Public Submissions

No public submissions were received with respect to the proposed development.

##### Prescribed Bodies / External Consultations

Table 1 provides a schedule of the Prescribed Bodies/External Consultations consulted, and responses received during the consultation process.

| Submission Ref. | Prescribed Bodies/External Consultations | Date Received | Method           |
|-----------------|--|---------------|------------------|
| No. 1           | Irish Water                              | 19/07/2022    | Letter via Email |

Table 1: Prescribed Bodies/External Consultations and Responses Received

### RESPONSES TO PRESCRIBED BODIES / EXTERNAL CONSULTATIONS

#### Submission Ref. No. 1. Irish Water

##### **Submission Summary No. 1. Irish Water**

Irish Water made the following observations and conditions:

1. The applicant must engage with Irish Waters Diversions Team prior to commencement of any works to apply for a build over/near application to ensure the appropriate protection of any asset(s) during construction phases of the proposed development.
2. Irish Water does not permit any build over of its assets, any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.
3. 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.
4. All development shall be carried out in compliance with Irish Water Standards codes and practices.

##### **Response**

Noted.

## **5. Summary of key planning issues:**

### **Principle of the development**

The application site is zoned 'Education and Community Facilities' in the Limerick Development Plan 2022-2028. The site is currently in use as a fire station and as such, the principle of the proposed development is acceptable subject to all other material considerations.

### **Planning History**

726571 – Cappamore Community Centre

Conditional planning permission granted on the 12<sup>th</sup> December 1972 for the erection of Cappamore Community Centre and fire station.

### **Layout**

The proposed development would see the removal of temporary structures from the site and the construction of an extension to the existing fire station building. The proposed extension would be of a contemporary design, and would provide a contrast with the existing render and brick building. It is also proposed to refurbish and upgrade the existing building and services on the site.

Internal Correspondence has been received from Environment (Flood Risk and Waste Management) Limerick City & County Council. The correspondence received outline specification regarding waste disposal and management and consultation with OPW. Appropriate action to apply.

## **6. Conclusion**

It is considered that the proposed development is in accordance with the Limerick Development Plan 2022 - 2028 and the proper planning and sustainable development of the area. The proposed development is considered to be acceptable in principle and shall be carried out in accordance with the actions for the Local Authority hereby attached.

## **7. 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 13<sup>th</sup> of May 2022, 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. A Construction & Environmental Management Plan shall be prepared prior to commencement. This plan shall provide details of intended construction practice for the development, including surface water management, noise/vibration and traffic management measures and off-site disposal of construction/demolition waste.

Reason - In the interests of public safety and residential amenity.

4. Prior to the commencement of this development the site developer or appointed contractor shall prepare 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 be prepared in line with Waste Management Act 1996 (as amended).

Reason - In the interests of public safety and residential amenity.

5. Samples and a schedule of materials to be used in within the external elevations of the development shall be submitted and agreed in writing with the Planning Authority prior to the commencement of the development.

Reason - In the interest of visual amenity.