

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

Re: Permission for the following:

Construction of a 5 storey apartment building consisting of a total of 36 x No. apartments comprising 11 x No. 1-bed and 25 x No. 2-bed apartments, ESB sub-station, switch room, bin store, bicycle store, landscaped communal private garden area, external water tank & heat pump units, underground attenuation, connections to existing drainage & water supply network along with all associated site works.

At: Speakers Corner, Lower Careys Road, Limerick

Planning Reference No. 22/8016



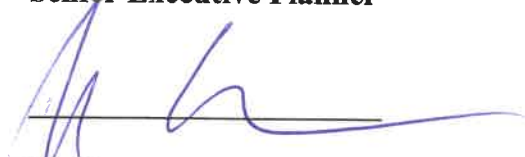
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**Nuala Gallagher
Director of Services**

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 7 of this report.



**Dr. Pat Daly
Chief Executive
Limerick City & County Council**

Date: 10 . 11. 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 Speakers Corner, Lower Careys Road, Limerick City. The site has an area of 0.014 hectares. The proposed development provides for the construction of an apartment building to provide for 36 x No. apartment units.

Limerick City & County Council proposes the following:

The construction of a 5 storey apartment building with 36 x No. apartments. The plans and particulars were placed on public display from 19th of August, 2022 to the 16th of September, 2022. Submissions and observations were invited up to the 30th of September, 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.

Chapter 2 Core Strategy

The site is located in Level 1 - Density Zone 2: Intermediate Urban Locations/Transport Corridors as indicated on Map 2.2 Limerick City & Suburbs Density Zones.

A minimum net density of 45+ dwelling units per hectare are required at appropriate locations within:

- 800 meters of (i) the University Hospital; (ii) Raheen Business Park; (iii) National Technology Park; (iv) University of Limerick; (v) Technological University of the Shannon; (vi) Mary Immaculate College;
- 500m of high frequency (min. 10-minute peak hour frequency) existing or proposed urban bus services and;
- 400m of reasonably frequent (min. 15-minute peak hour frequency) urban bus services.

Chapter 11 Development Management Standards

Car-free developments will be considered for all proposals on a case-by-case basis.

Objective TR O6 Delivering Modal Split

It is an objective of the Council to:

- a) Promote a modal shift away from the private car towards more sustainable modes of transport including walking, cycling, carpool and public transport in conjunction with the relevant transport authorities;
- b) Support investment in sustainable transport infrastructure that will make walking, cycling, carpool and public transport more attractive, appealing and accessible for all.

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 development of a five storey apartment building on a brownfield site, 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.

4.0 Submissions with respect to the proposed development

A total of 1 No. written submission/observation was received and is listed below:

| No | Name |
|----|------------------|
| 1 | Limerick Chamber |

SUB (1) Limerick Chamber

Submission Summary:

1. Welcomes proposal and commended Limerick City and County Council for same
2. Recommended that as many of the proposed units as possible be assigned for affordable purchase/rental accommodation

Housing Directorate Comments:

1. The Housing Directorate notes the comments of Limerick Chamber.
2. The proposal seeks to deliver a mix of tenures: social and private rightsizing homes in addition to cost-rental tenure (affordable rental tenure aimed at incomes of between €45,000 to €80,000)

Planning Authority Comment:

Response noted and considered acceptable.

5.0 Summary of key planning issues:

Principle of Development

The proposed development is located on residential zoned lands overlooking a portion of Lower Carey's Road and Hyde Road Park.

The site is across the road from the People's Park and circa 100m from Colbert Train & Bus Station. The proposal provides for the development of a five storey apartment block to provide for 36 x units (11 x No. 1 beds and 25 x No. 2 beds).

A limited set down car parking area is proposed off-set to the front of the site on Lower Carey's Road. This approach is in line with the development management standards set out in the Limerick Development Plan, 2022-2028, where car free developments can be considered on a case by case basis. It is considered in this case, that the development is located within walking distance to the main transport hub Colbert Station and high frequently bus routes which serve Raheen Business Park and the University of Limerick etc. The site is also within walking distance of O'Connell Street and the city centre. A high level of secure bicycle parking will be provided for onsite as part of the building design and site layout.

It is considered that the proposal at this location is consistent with the policies and objectives of the Limerick Development Plan.

Topography

The subject site slopes gently towards Lower Carey's Road (R858) and footpath. There is an existing green space and car parking area across the public road from the site and the site is bounded to the rear by a terrace of three storey dwellings fronting onto Bourke Avenue. A mix

of three storey commercial and residential units back onto the site along the eastern boundary and a three storey Mid-West Simon Community building is located on western boundary.

Layout

The ground floor will consist of the main access to the building on the northern elevation, lift shaft, seven apartment units with balcony elements, emergency access, bin storage, switch room and substation. First, second and third floor layout will consist of eight apartment units, staircase and lift shaft. The fourth floor layout consists of five apartment units, staircase, life shaft and balcony elements. All corner apartments have dual aspect. The apartment sizes and room sizes comply with the relevant section 28 guidelines. The proposed development is a high quality design and finishes are considered acceptable. Landscaping Plan includes a communal open space area to the rear of the building and secure bicycle parking along the eastern and rear boundary. The building is five storeys with the fifth floor set back. The front of the site onto the public road includes screen planting.

Internal Correspondence

Internal correspondence has been received from Central Services Section, Limerick City & County Council detailing specifications with respect to securing the bicycle parking element on site, public lighting and surface water disposal. The applicant shall address same prior to construction. Appropriate action to apply.

Internal correspondence has been received from Environment Section, Limerick City & County relating to construction waste management. The applicant shall 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 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 19th of August, 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 final specifications with regard to public lighting, surface water disposal layout and bicycle parking shall be prepared.

Reason - In the interest of orderly and sustainable development.

3. A final 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, traffic management and tree protection measures and off-site disposal of construction/demolition waste.

Reason - In the interests of public safety and residential amenity

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. Prior to the commencement of this development the site developer or appointed contractor shall submit 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 proper planning and sustainable development.