

## Memo

**To:** Pat Daly, Chief Executive

**From:** Nuala Gallagher, Director of Services Planning, Environment and Place Making

**Date:** 23/01/23

**Re:** Part 8 proposal for Reference 22/8020, Scycamore Cresecent Gortboy, Newcastlewest

Dear Chief Executive,

Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of the proposed Part 8 Housing Scheme at Sycamore Crescent, Gortboy, Newcastlewest.

The proposal prepared by the Housing Construction and Maintenance Directorate has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028 and the proper planning and sustainable development of the area.

It is recommended that the proposed development is recommended to the Elected Members of Limerick City & County Council for their approval.

Signed:   
Darragh Ryan, Assistant Planner

Signed:   
Donegh O' Donoghue, Senior Executive Planner

Signed:   
Nuala O'Connell, Senior Planner

Approved:   
Nuala Gallagher, DOS, Planning, Environment & Place Making



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

**Re: Permission for the following:**

The proposed development will be completed in two phases and will consist of: (a) Phase 1: The provision of 21 no. residential units comprised of two storey and three storey dormer buildings, with a unit mix comprised of 6 no. 1 Bed units, 6 no. 2 Bed units, 6 no. 3 Bed units, 3 no. 4 Bed units; (b) Phase 2: The provision of 10 no. residential units comprised of single storey and two storey buildings, with a unit mix comprised of 4 no. 1 Bed units, 6 no. 2 Bed units; (c) New road running north-west connecting the existing Sycamore Crescent Estate with the proposed development, then returning around from the north to run southeast to service proposed units to the rear, including all associated footpaths and 37 no. car parking spaces; (d) Hard landscaping including; bin stores, privacy strip to front gardens, rear garden walls, bicycle stands, installation of street lighting; (e) New public open space including soft landscaping, tree planting, street furniture, street lighting, footpaths; (f) Soft landscaping including planting and trees throughout; (g) Construction of and / or remedial works to boundaries with adjacent sites; (h) Construction of new water main, new foul and storm sewers to connect into existing drainage system, and surface water drainage systems including Suds measures; (i) Connection to public utilities; (j) All associated site works

**At: Sycamore Crescent Gortboy Newcastle West**

Planning Reference No. 22/8020



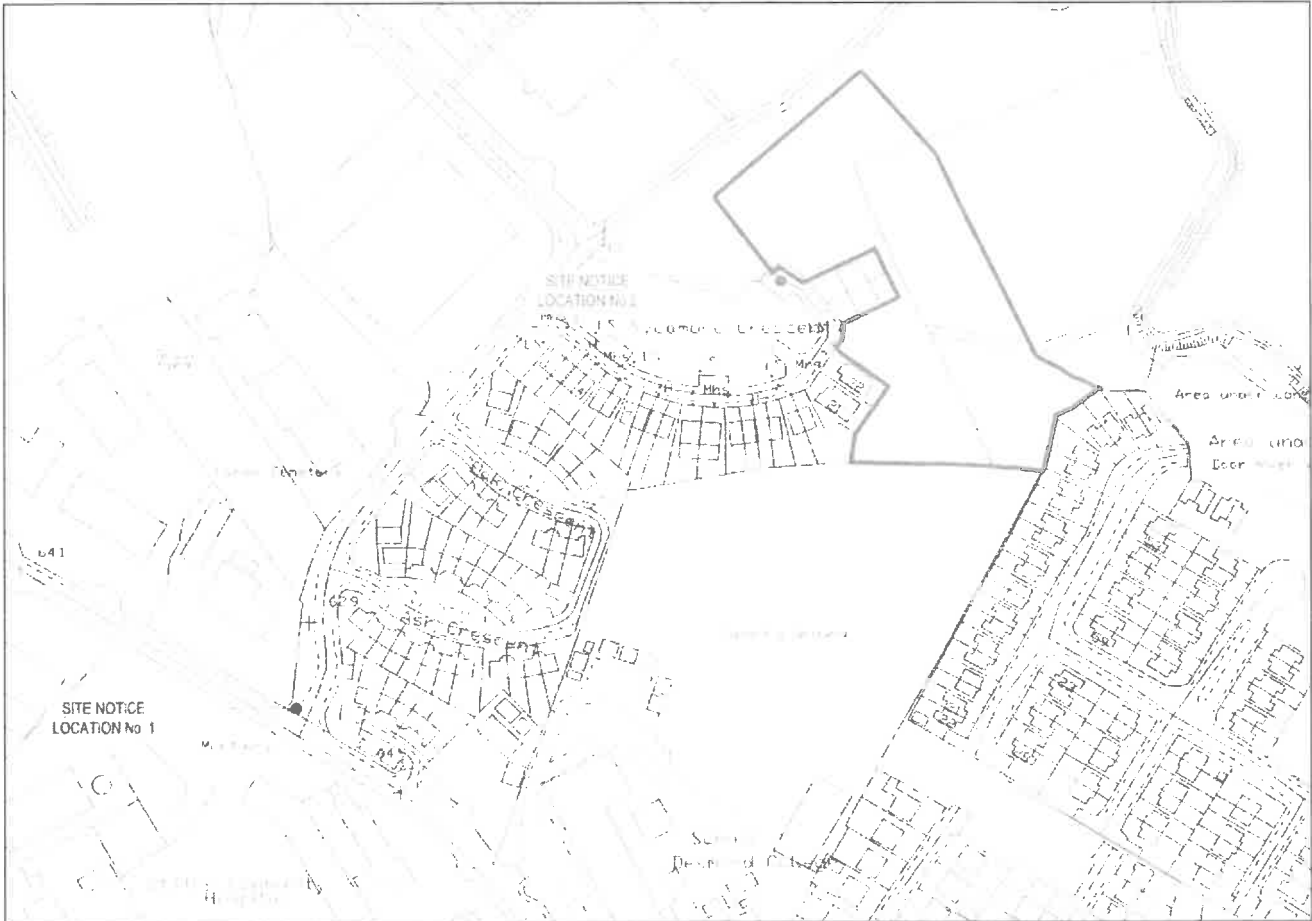
## 1.0 Foreword

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 Sycamore Crescent, Gortboy, Newcastlewest,, Co. Limerick. The site has an area of 1.2 hectares. The proposed development provides for the construction of 31 dwellings.

### 2.1 Site Location:



## **2.2 Public Consultation:**

The plans and particulars were placed on public display from 14<sup>th</sup> of November 2022 to the 12<sup>th</sup> of December 2022. Submissions and observations were invited up to the 5<sup>th</sup> of January, 2023.

The nature and extent of the proposed development is as follows:

- The proposed development will be completed in two phases and will consist of:
- Phase 1: The provision of 21 no. residential units comprised of two storey and three storey dormer buildings, with a unit mix comprised of 6 no. 1 Bed units, 6 no. 2 Bed units, 6 no. 3 Bed units, 3 no. 4 Bed units:
- Phase 2: The provision of 10 no. residential units comprised of single storey and two storey buildings, with a unit mix comprised of 4 no. 1 Bed units, 6 no. 2 Bed units;
- New road running north-west connecting the existing Sycamore Crescent estate with the proposed development, then returning around from the north to run southeast to service proposed units to the rear, including all associated footpaths and 37 no. car parking spaces;
- Hard landscaping including; bin stores, privacy strip to front gardens, rear garden walls, bicycle stands, installation of street lighting;
- New public open space including soft landscaping, tree planting, street furniture, street lighting, footpaths;
- Soft landscaping including planting and trees throughout;
- Construction of and / or remedial works to boundaries with adjacent sites;
- Construction of new water main, new foul and storm sewers to connect into existing drainage system, and surface water drainage systems including Suds measures;
- Connection to public utilities;
- All associated site works

### 3.0 Submissions with respect to the proposed development

2 no. submissions were received and are listed below:

No	Name
1	Irish Water
2	Mr Eddie Guiry

#### **SUB (1) Irish Water**

##### **Submission Summary:**

Irish Water has reviewed the plans and particulars in regard to the proposed development and has the following observation; The applicant has engaged with Irish Water via a Pre-Connection Enquiry (Our ref: CDS20006633) and Irish Water can confirm that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following:

##### **In respect of Water:**

A water connection is feasible without a local infrastructure upgrade.

##### **In respect of Wastewater:**

A wastewater connection is feasible subject to upgrades. In order to accommodate the proposed connection to Irish Water wastewater network, upgrade works are required to extend the length of the network by approximately 25m. Irish Water currently does not have any plans to extend its network in this area. The applicant will be required to fund this network extension. Irish Water has no objection in principle to the proposed development and respectfully requests any grant of permission be conditioned as follows:

1. The applicant shall 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.
2. Where the applicant proposes to connect to the public water / wastewater network, they shall ensure that there will be no negative impact to any of Irish Waters Assets and/or infrastructure which may be in proximity to the development.
3. All development is to be carried out in compliance with Irish Water Standards codes and practices.
4. Irish Water does not permit any build over of its assets and separation distances as per Irish Waters Standards Codes and Practices must be achieved. (a) Any proposals by the applicant to build over or divert existing water or wastewater services subsequently occurs the applicant submit details to Irish Water for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Irish Water prior to connection agreement. Reason: To ensure proper planning & sustainable development

##### **Chief Executive Response:**

Noted and agreed

## **SUB (2) Mr. Eddie Guiry**

### **Submission Summary:**

This development will more than double the traffic passing the present houses in Sycamore Crescent. Children play on the street and in the green area and this extra traffic will present a danger to them. We also have a number of residents who use mobility scooters and walking aids. They find it easier to walk along the road, as the footpath drops at every entrance. Increased traffic will present a problem for them also. The noise levels for the current residents are already high, due to commercial and industrial traffic along the road servicing the business park. Extra traffic passing our doors will exacerbate that. The proposed continuation of the existing road will come within three or four meters of the passage running along the boundary of the site. I suggest that the road for the new development access that passage and the link between the existing road in Sycamore Crescent and the proposed road be reduced to a footpath and cycle way. This will maintain the current levels of traffic on Sycamore Crescent without inconveniencing the residents of the new houses. If the roadway joined the road servicing Desmond Business Park, at the point where it meets the passage and the corner of O'Connor's yard, a T junction could be formed, with a clear view for the traffic exiting the new development. Images attached to submission showing where new section of road be built.

### **Chief Executives Response:**

By utilising the existing estate road, it will allow the retention of the open space area on the north west of the proposed site. Creating a new link as suggested in the submission, would create a surfaced ring around the open space area, which could lead to anti-social behaviour. It is the intention to install traffic calming solutions within the proposed development in order to reduce traffic speeds.

#### **4.0 Habitats Directive Project Screening Assessment**

An Appropriate Assessment Screening Report has been undertaken by MKO Planning and Environmental Consultants for the proposed development. Their report concluded 'that significant effects are not likely to arise, either alone or in combination with other plans or projects to the Natura 2000 network.' Overall, the executive is satisfied that having regard to the scale of the development on zoned lands within the town boundary and the distance of the development from any SAC and SPA, 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.

#### **5.0 Environmental Impact Assessment Screening**

An EIAR screening report has been undertaken by Ash Ecology & Environmental for the proposed development. The proposed development is for the development of a 31 dwellings on a greenfield (infill) site. 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). Having regard to the size of the development, located within a modified environment, the development as proposed does not require the preparation of an Environmental Impact Assessment Report.



## **6.0 Key Policy Provisions**

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

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

Newcastle West is a Level 2 Key Town in the settlement hierarchy. According to the Limerick Development Plan Core Strategy Newcastle West is expected to have a population growth increase of 30% from 2016 base with an additional 706 increase in households required.

Development in Newcastle West shall accord with the objectives for the Level 2 Key Town as set out under Local Area Plan Policies and Section 2b Development Plan policies.

### **Objective CGR O11 Level 2: Key Town Newcastle West**

It is an objective of the Council to:

- a. Promote Newcastle West as a key service centre and to promote the sustainable growth of the town to become a self-sufficient settlement and act as a service centre for its inhabitants and rural hinterland. At least 30% of all new homes shall be located within the existing built-up footprint of the settlement, in order to deliver compact growth and reduce unsustainable urban sprawl.
- b. Support and promote the role of Newcastle West as a strategically located urban centre of significant influence in a sub-regional context. In particular, it is an objective to promote the opportunity for interregional collaborations across county boundaries with Abbeyfeale, Listowel and Rathkeale and locations identified in the Strategic Integrated Framework Plan for the Shannon Estuary, which offer collective strengths and potential for project partnerships to drive sustainable economic growth in the West Limerick/ North Kerry area;
- c. Support the initiatives of the Atlantic Economic Corridor to realise the full potential of the Newcastle West enterprise assets to support job creation, improve competitiveness, attract investment and create future economic growth;
- d. Support the delivery of the infrastructural requirements identified for Newcastle West subject to the outcome of the planning process and environmental assessments;
- e. Support and promote the tourism potential of Newcastle West's historical heritage to facilitate the expansion of the existing tourism offer and to develop connectivity to, and synergies with, Newcastle West and the Great Southern Greenway;
- f. Support the identification of opportunities for investment in incubation and innovation infrastructure for ICT and related companies and capitalise on Newcastle West's ability to accommodate remote working, enterprise start-ups and up-scaling companies

## **Core Strategy Policies and Objectives**

### **Policy CS P1 Core Strategy Implementation**

It is a policy of the Council to implement the Core Strategy for Limerick to ensure consistency with policies at a national and regional level, in particular population targets and distribution.

### **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.

## **Newcastle West Local Area Plan 2014 -2020 (as extended)**

### **Land Use Zoning – Existing Residential & Residential Development Area (Phase 1) & Open Space & Recreation**

#### **New Residential**

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity, traffic considerations.

#### **Open Space and Recreation**

The purpose of this zoning is to protect, improve and maintain open space and recreational areas.

#### **Objective H1: New Housing**

(a) It is an objective of the Council, on serviced land that is zoned ‘Residential Development Area’, to facilitate residential development in accordance with the principles and guidelines of the ‘Design Manual for Urban Roads and Streets’ (2013), the ‘Sustainable Residential Development in Urban Areas’ (2009), the accompanying Urban Design Manual, ‘Quality Housing for Sustainable Communities’ (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016.

(b) It is an objective of the Council to promote the provision of community and other facilities such as childcare as an integral part of new developments.

#### **Objective H2: Residential density, design, mix and phasing**

It is an objective of the Council to:

- a) Ensure that proposals for residential development are planned coherently through the use of design briefs, masterplans for larger landholdings where proposals involve the partial development of landholdings if appropriate, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.
- b) Promote the concept of a ‘compact district’ by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.
- c) Require an average gross density of 22 units to the hectare on ‘New Residential’ zoned sites within the plan area.
- d) Ensure that the density of housing in any one location is appropriate to the housing type.
- e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.
- g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed.

#### **Objective H4: Infill Development, Restoration and Town Renewal**

It is an objective of the Council to:

- a) Encourage living in the town centre by the promotion of residential uses over businesses.
- b) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- c) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the

settings of protected structures, or the integrity of the eighteenth and nineteenth century streetscapes. Newcastle West Local Area Plan 2014-2020 36

d) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.

### **Objective H6: Social Housing and Joint Housing Strategy**

It is an objective of the Council in compliance with Objective HOU O2 of the County Development Plan, to

a) Require that developers comply with Part V of the Planning and Development Act 2000 (as amended).

b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

## **7.0 Summary of key planning issues:**

### **Principle of Development**

The proposed development is located on lands zoned 'Residential Development Area Phase 1' and "Existing Residential in the Newcastle West Local Area Plan 2014 – 2020 (as extended). The site is in walking distance to the town centre. The proposal provides for the development of 31 units comprising a mix of 1, 2, 3 & 4 bed units consisting of 23 houses and 8 apartments. 6 of the units shall be single storey 2 bedroom accessible units, with accessible car parking. The proposal as set out is in compliance with policy Objective H1 and Objective H2 of the Newcastlewest Local Area Plan 2014 – 2020 (as extended).

### **Layout**

The site is an irregular shaped site bordered to the west by the existing boundaries of Sycamore Crescent and green fields to the east. The Daar River View housing estate is to the south east and Desomnd College Sports ground is to the south. The development will be broken up into three blocks. The largest block is for 21 units to the North of existing housing estate. This shall form a natural extension to the existing estate with its own distinctive built form and style. Blocks 1 & 2 will seal off the existing exposed rear gardens of both Sycamore Crescent and Daar River View housing estates. The proposed development is a high quality design and finishes are considered acceptable. Landscaping Plan includes an open space area in the centre of the scheme, and planting along the boundaries to augment with the existing hedge line.

## 8.0 Conclusion

Having regard to the foregoing evaluation and the reason and considerations as set out, the Chief Executive is satisfied that the proposal is in accordance with the objectives of the Limerick Development Plan, 2022 – 2028 and the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended) the proposed development is recommended to the Elected Members of Limerick City & County Council for their approval.



Dr. Pat Daly

Chief Executive,

Limerick City & County Council

Date: 27. June 2023