



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Stiúrthóireacht Pobail, Turasóireachta & Cultúir
Comhairle Cathrach agus Contae Luimnigh
Ceanncheathrú Chorpóraideach
Cé na gCeannaithe
Luimneach

Community, Tourism & Culture Directorate
Limerick City and County Council
Corporate Headquarters
Merchants Quay
Limerick

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8th March 2023

**To: The Cathaoirleach and Each Member of the Municipal District of
Newcastle West**

**Re: Part V111 Planning report for: the construction of 2 no. terraced housing units at No.
6&7 Colbert Terrace, Abbeyfeale, County Limerick**

A Chomhairleoir, a chara,

I enclosed herewith the Chief Executives report prepared in accordance with Section 179(3) (a) of the Planning and Development Act 2000 (as amended) and Part V111 of the Planning and Development Regulations 2001 (as amended) in respect of proposed Part 8 housing scheme at No. 6 & 7 Colbert Terrace, Abbeyfeale, Co. Limerick.

In accordance with Section 179 (4) (b) of the above Act, it is proposed to proceed as indicated in Section 8 of this report.

Is mise le meas,

Gordon Daly

**DIRECTOR OF SERVICES
COMMUNITY, TOURISM & CULTURE DIRECTORATE**

Encl.

Memo

To: Pat Daly, Chief Executive

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

Date: 20/02/2023

Re: Part 8 proposal, Reference 22/8021 - Permission for the construction of two, 3 – bedroom terrace units and all associated site works and utility connections at No 6 & 7 Colbert Terrace Abbeyfeale West Co. Limerick

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 No 6 & 7 Colbert Terrace Abbeyfeale West Co. Limerick.

The proposal prepared by the Community, Culture & Tourism 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, the Abbeyfeale Local Area Plan 2014-2020 (as extended) and the proper planning and sustainable development of the area.

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

Signed: 
Darragh Ryan, Assistant Planner

Signed: 
Donogh 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:

Permission for the construction of two, 3 – bedroom terrace units and all associated site works and utility connections at No 6 & 7 Colbert Terrace Abbeyfeale West Co. Limerick

At: No 6 & 7 Colbert Terrace, Abbeyfeale West Limerick

Planning Reference No. 22/8021

1.0 Introduction

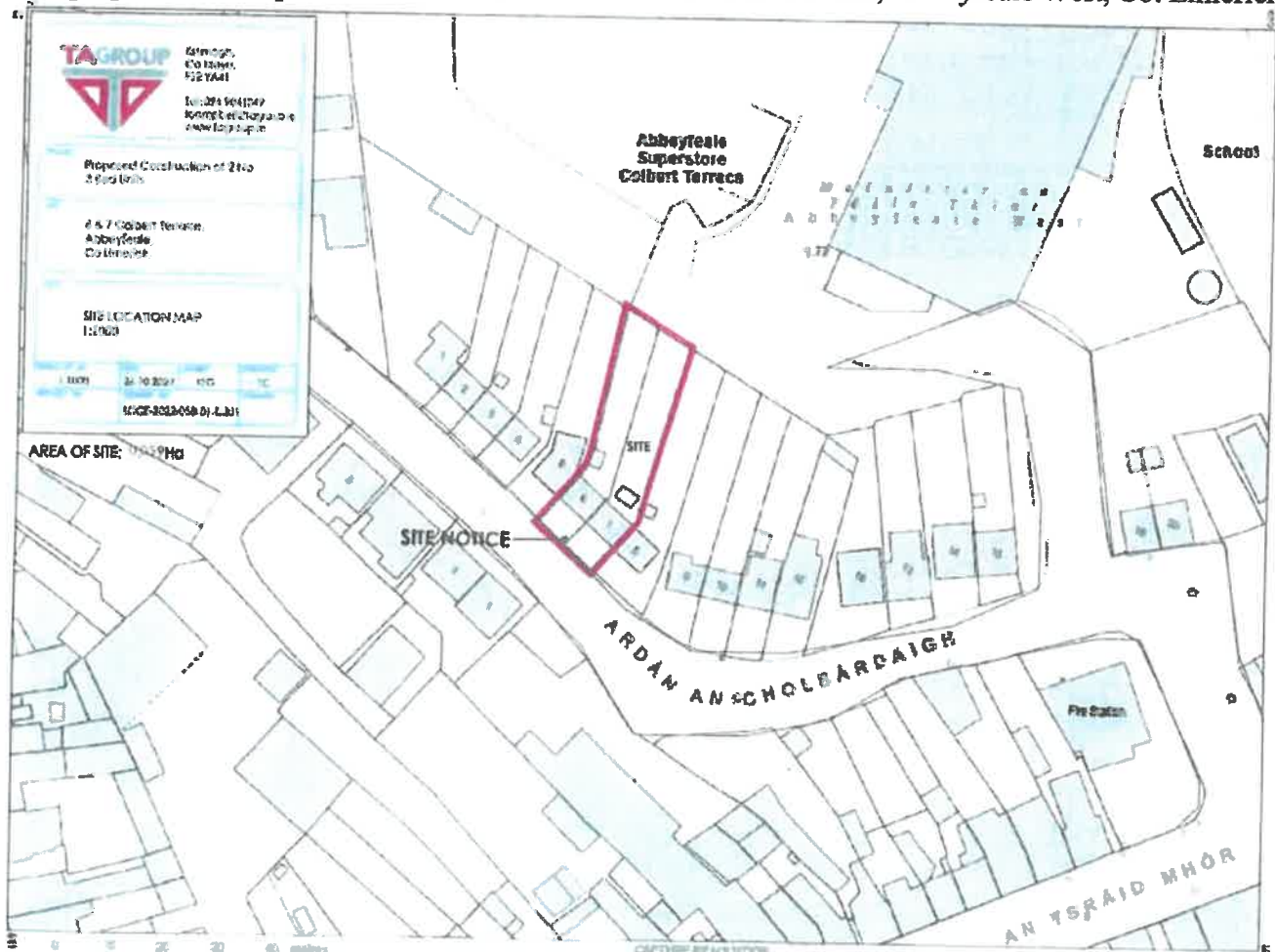
This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

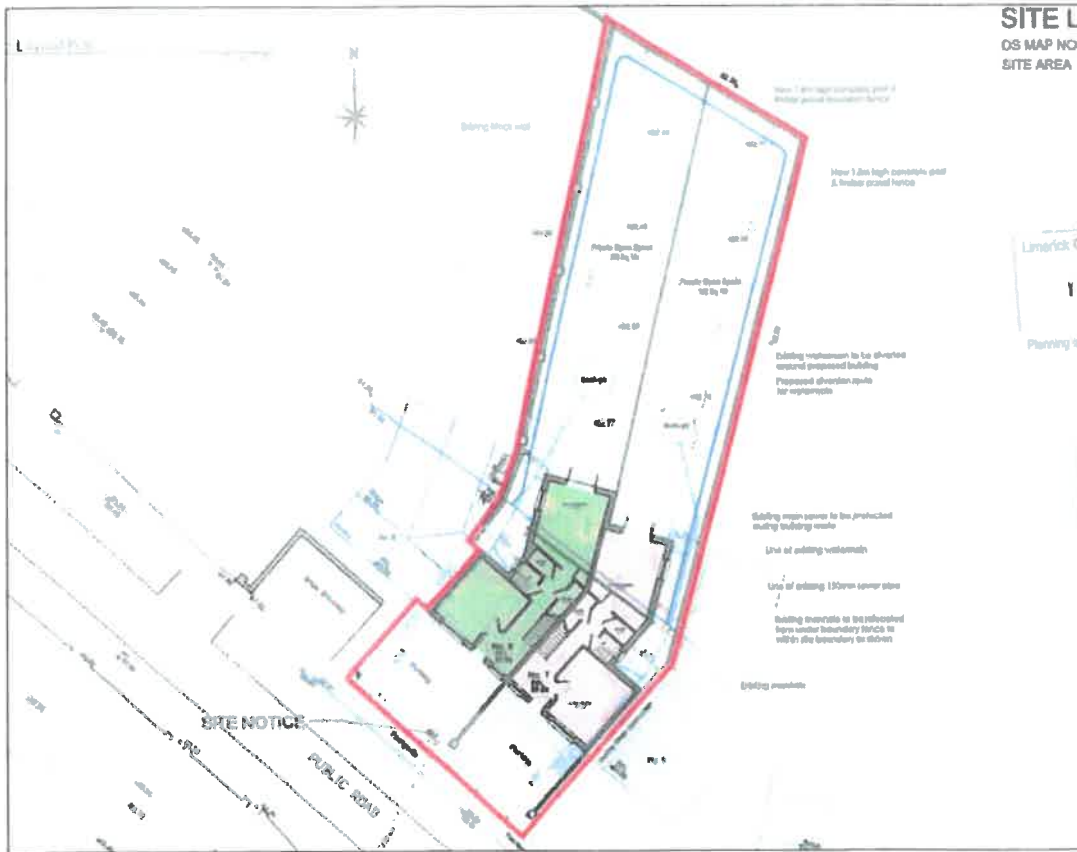
2.0 Description of the nature and extent of the proposed development

The proposed development is located at No 6 & No 7 Colbert Terrace, Abbeyfeale West, Co. Limerick. The site has an area of 0.059 hectares. The proposed development provides for the construction of 2 dwellings.

2.1 Site Location:

The proposed development is located at No 6 & No 7 Colbert Terrace, Abbeyfeale West, Co. Limerick





2.2 Public Consultation:

The plans and particulars were placed on public display from 19th of December 2022 to the 26th of January 2023. Submissions and observations were invited up to the 9th of February, 2023.

3.0 Submissions with respect to the proposed development

1 no. submission was received and are listed below:

No	Name
1	Irish Water

SUB (1) Irish Water

Submission Summary:

Irish Water has reviewed the plans and particulars with regard to the proposed development and has the following observation;

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

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by BEO Ecology for the proposed development. Their report concluded 'that proposed development is not likely to have a significant effect on any European Site.' 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 BEO Ecology for the proposed development. The proposed development is for the development of a two dwellings on an 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:

Abbeyfeale is a Level 3 Town in the settlement hierarchy. According to the Limerick Development Plan Core Strategy Abbeyfeale is expected to have a population growth increase of 566 population increase from 2016 base with an additional 211 increase in households required.

Development in Abbeyfeale shall accord with the objectives for the Level 3 Town as set out under Local Area Plan Policies and Section 2b Development Plan policies.

Objective CGR O14 Scale of Development within Level 3

It is an objective of the Council 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.

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.

Abbeyfeale Local Area Plan 2014 -2020 (as extended)

Land Use Zoning – Existing Residential

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.

7.0 Appraisal:

The proposed development is located on lands zoned "Existing Residential" in the Abbeyfeale Local Area Plan 2014 – 2020 (as extended). The site is accessed directly off Colbert Terrace which is located north west of main street Abbeyfeale. There were previously two houses on the site which were derelict. These houses were compulsory purchased by Limerick City & County Council and subsequently demolished as a result of structural issues associated with the existing dwellings. The proposal is to reinstate two dwellings at this location as per the previous streetscape.

The design is for two three bedroom semi-detached dwellings, each having a floor area of 118sqm. The units will connect to local waste water treatment plant and surface water shall be managed on site. The units shall be in keeping with existing residential at Colbert Terrace. The proposed development is a high quality design and finishes are considered acceptable

The proposal as set out is in compliance with policy Objective H2 and Objective H4 of the Abbeyfeale Local Area Plan 2014 – 2020 (as extended).

8.0 Conclusion

Having regard to the foregoing evaluation and the reasons 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: 18th March 2023