



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

Athnuachana Luimnigh  
Comhairle Cathrach agus Contae Luimnigh  
Maigh Rois | Baile an Róistigh  
Luimneach  
Limerick Regeneration  
Limerick City and County Council  
Moyross | Roxboro  
Limerick  
Eircode: V94 EH90  
Tel: + 353 (61) 556000

7<sup>th</sup> September 2023

**TO: The Mayor and Each Member of the Metropolitan District of Limerick**

**RE: Part VIII Planning Report for the construction of a new play area including all necessary site works, associated boundary treatment and provision of drainage and lighting. The works will include preparation of the site, installation of a range of play equipment, a protective perimeter, safety surfacing, tree and shrub planting, site furniture and the construction of a new uncontrolled pedestrian crossing.**

A Chomhairleoir, a chara,

I enclose herewith the Chief Executive's report prepared in accordance with Section 179(3) (a) of the Planning and Development Act 2000 (as amended) and Part VIII of the Planning and Development Regulations 2001 (as amended).

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

Mise le meas,

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Joe Delaney  
Director of Services,  
Regeneration, Sport and Recreation,  
Limerick City and County Council

Encl.

**Memo**

**To:** Sean Coughlan, Chief Executive

**From:** Vincent Murray, Director of Services, Planning, Environment and Place Making

**Date:** 05/09/2023

**Re:** Part 8 proposal, Reference 23/8008 for the construction of a new play area including all necessary site works, associated boundary treatment and provision of drainage and lighting. The works will include preparation of the site, installation of a range of play equipment, a protective perimeter, safety surfacing, tree and shrub planting, site furniture and the construction of a new uncontrolled pedestrian crossing.

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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 Construction of a new play area including all necessary site works, associated boundary treatment and provision of drainage and lighting, at Castle Oaks View Southill Limerick.

The proposal prepared by the Regeneration, Sports and Recreation Directorate has been evaluated and 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.

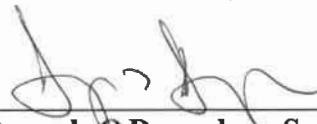
It is recommended that the proposed development be recommended to the Elected Members of Limerick City & County Council for their approval.



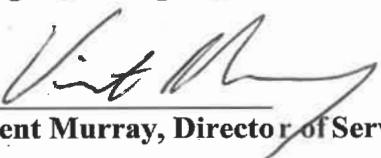
**Signed:**

**Rosie O'Donnell, Executive Planner**

**Signed:**

  
**Donogh O'Donoghue, Senior Executive Planner**

**Signed:**

  
**Vincent Murray, Director of Services, Planning, Environment and Place Making**



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

**Re: Proposed Development:**

Part 8 proposal for the construction of a new play area including all necessary site works, associated boundary treatment and provision of drainage and lighting. The works will include preparation of the site, installation of a range of play equipment, a protective perimeter, safety surfacing, tree and shrub planting, site furniture and the construction of a new uncontrolled pedestrian crossing.

**At: Castle Oaks View Southill Limerick**

**Reference Number 23/8008**

## 1.0 Introduction

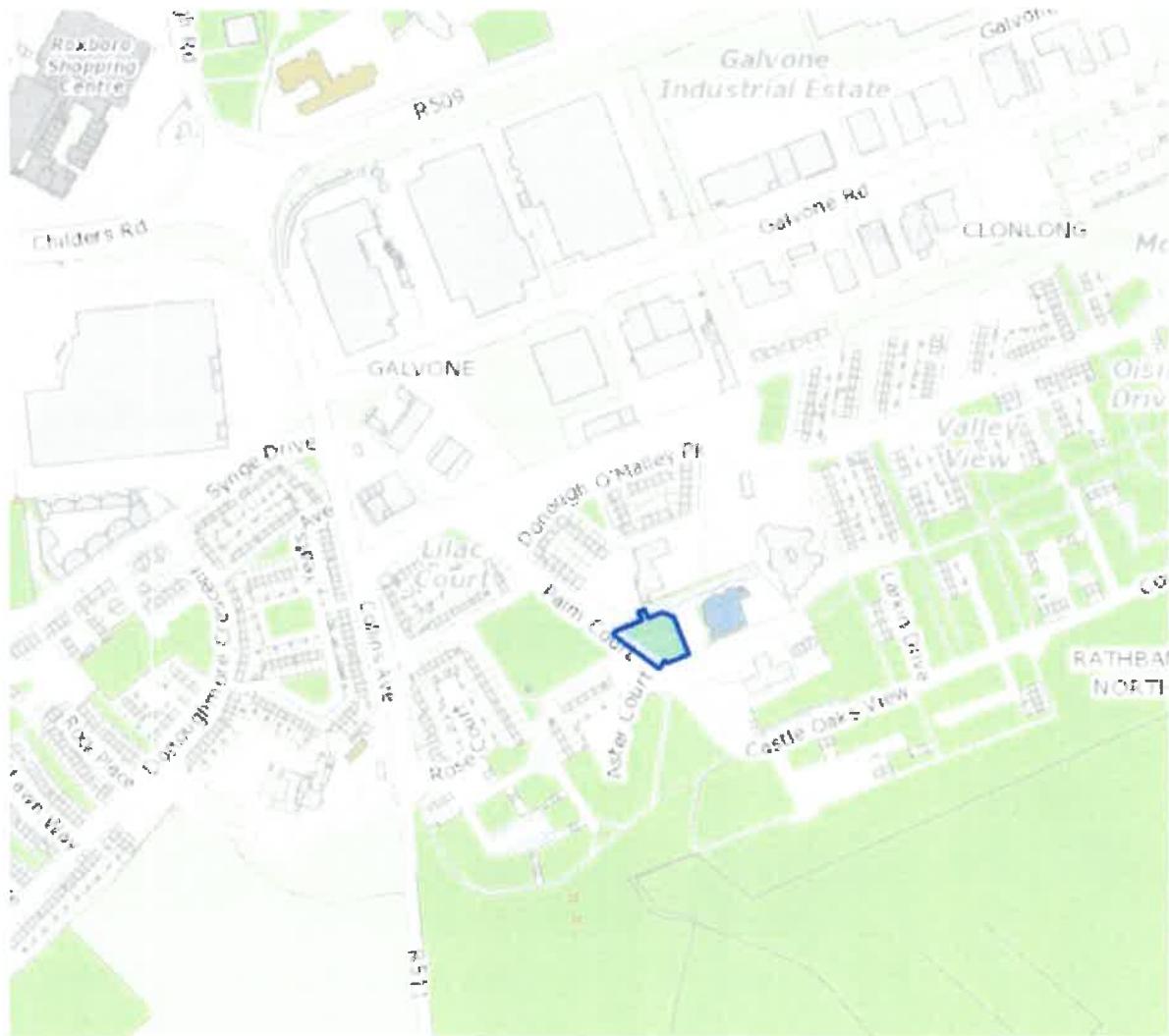
This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

## 2.0 Description of the nature and extent of the proposed development

The proposed development is located on an existing green area (0.14 ha) adjacent to the Church within Southhill. The proposal provides for a new play area with a range of play equipment, a protective perimeter fence together with construction of new uncontrolled pedestrian crossing.

### 2.1 Site Location:

The proposed development is located adjacent to the Holy Family Catholic Church in Castle Oaks View, Southhill. The location within Southhill is outlined on the map below.



## **2.2 Public Consultation:**

The plans and particulars were placed on public display from the 26<sup>th</sup> of June, 2023 up to and including 24<sup>th</sup> of July 2023. Submissions and observations were invited up to the 8<sup>th</sup> of August, 2023.

## **3.0 Submissions with respect to the proposed development**

No written submissions/observations were received.

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

An Appropriate Assessment Screening Report has been undertaken by Minogue Environmental Consulting Ltd for the proposed development. Their report concluded 'that proposed development individually or in combination with other plans and projects, 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 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 for the proposed development by Feeney Mahon Architects. The proposed development is for the creation of a play ground for the local community within Southhill. 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 site, 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:

#### **Policies and Objectives**

The site is located on lands zoned Education and Community Facilities in the Limerick Development Plan, 2022-2028. The proposed use as a community facility is considered compatible with the zoning objective for the site.

#### **Objective OK O1 O'Malley Park and Keyes Park**

n) Create a new community park at the centre of the community hub to provide recreation and play facilities in a safe, overlooked location and provide a focus for local events and celebrations.

## **Objective SCSI O5 Multi-Use of Facilities**

It is an objective of the Council to develop, in partnership with other agencies, opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space. The Council will expect proposals to facilitate multipurpose uses through their design and layout and to be accessible by multiple users.

## **Objective SCSI O27 Playgrounds**

It is an objective of the Council to:

- a) Support play policies to address the play and recreation needs of children and young people, with specific consideration given to the needs of children and young adults with Disabilities.
- b) Support local communities in the provision of a range of play facilities in appropriate locations across Limerick, including urban and rural locations.
- c) Encourage the use of nature-based play with respect to the provision of play opportunities.
- d) Require developers of new residential schemes commensurate with the scale and purpose of the development to provide in situ, natural play areas for children, or as the case may be, small playgrounds, where it is considered necessary and opportune to address local deficits in provision as set out in Table DM2 Open Space Hierarchy within Residential Estates

### **7.0 Appraisal**

The proposed development is located on an existing green area (0.14 ha) adjacent to the Church within Southhill. There are a number of community facilities in the vicinity of the proposed development. The church, Southhill Hub and South Hill Health Centre are adjacent, with a bus stop nearby. The site is easily accessed by foot or by utilising the adjoining cycle lane.

The proposal provides for a new play area with a range of play equipment for differing ages, a protective perimeter fence together with construction of new uncontrolled pedestrian crossing. The crossing will connect the playground and the Southhill Hub to provide for a safe crossing whilst also promoting permeability between hub, church and playground and Churchfield beyond.

The proposal provides for number of types of spaces for differing age groups, with a central meeting area including benches and seating. Natural mounds are proposed which is in keeping with Objective SCSI O27 Playgrounds and nature-based play. Low level planting is also proposed. The development description also provides for perimeter fencing.

The proposed development will have a positive effect on the local community within Southhill, changing an under used green space into a safe play space and meeting area.

The proposed scheme will not impact on any protected sites or protected monuments and is not located within a flood zone.

The proposal as set out is considered to be in compliance with Objective OK O1 O'Malley Park and Keyes Park and Objective SCSI O27 Playgrounds of the Limerick Development Plan, 2022-2028.

## 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.

  
VM Sean Coughlan  
Chief Executive  
Limerick City & County Council  
Date: 06/09/2023