

Director General's Report

**In accordance with Section 34(6)(a)(iiia) of the Planning and Development Act
2000, as amended**

In relation to:

Planning Reference: 24/60159

**Extension to Croom Medical facility at Tooreen, Croom, County
Limerick.**

Date: 17 July 2024

TABLE OF CONTENTS

- 1.0 Introduction**
- 2.0 Proposed Development**
- 3.0 Policy Context**
- 4.0 Appropriate Assessment Screening Examination**
- 5.0 Environmental Impact Assessment**
- 6.0 Planning Appraisal**
- 7.0 Notice of the proposed Material Contravention**
- 8.0 Submissions/Observations**
- 9.0 Director General's Opinion of compliance with National and Regional Planning Policy**
- 10.0 Recommendation**

APPENDIX 1: Notice of the proposed Material Contravention

APPENDIX 2: Conditions to be attached to a grant of permission

1.0 Introduction

Limerick City and County Council received a planning application on the 26th February 2024 for an extension to the existing Croom Medical facility at Tooreen, Croom, County Limerick.

The Planning Authority is considering a grant of planning permission for the proposal, which is deemed to be a material contravention of the land use zoning objective on the site as identified in the Croom Local Area Plan 2020-2026.

In accordance with the requirements of Section 34(6)(a)(i) of the Planning and Development Acts, Limerick City & County Council advertised notice of the proposed Material Contravention of the local area plan in the Irish Independent newspaper on Tuesday 11th June 2024.

In addition, in accordance with the requirements of Section 34(6)(a)(ii) of the Planning and Development Acts, copies of the above notice were circulated to the applicant, Southern Regional Assembly, relevant prescribed bodies and all persons who made a submission or observation on the planning application relating to the proposed development.

This report has been prepared in accordance with Section 34(6)(a)(iia) of the Planning and Development Acts. The report will:

- State the main reasons and considerations on which the proposal to grant permission is based,
- Include a summary of the issues raised in any submissions or observations received within the appropriate period,
- Advise Members of the Director General's opinion regarding the compliance or otherwise of the proposed development with relevant Ministerial guidelines under section 28, relevant policies or objectives of the Government or Minister of the Government and the Southern Regional Spatial and Economic Strategy.

In line with Section 34(6)(a)(iia) and (iv) of the Planning and Development Acts, the Members of Limerick City & County Council are required to consider this report before the passing of a resolution approving the proposal of the Director General to grant permission.

The planning file, Ref. no. 24/60159, can be viewed via Planning Enquiry on the Council's website at [Search for a Planning Application | Limerick.ie](#)

2.0 Proposed Development

The site comprises a single storey warehouse unit and internal mezzanine with a gross floor area of 2,145 sqm, and is currently occupied by Croom Medical Precision. Permission is sought for the construction of an extension of 3,050sqm to the north of the existing facility and which will comprise of a manufacturing area (2236sqm) and offices (407sqm) at ground floor and an office area of 407sqm at first floor with an overall height of 9m. The application also includes for the reorientation of the existing Croom United Football pitch, landscaping, 43 car parking spaces, boundary treatment and a bioretention pond. The facility currently employs 137 staff

members and the proposed extension will result in an increase of 30 additional staff at the applicant's facility.

The proposed development consists of the following elements:

1. An extension to the existing facility consisting of additional light industrial manufacturing area and a two-storey ancillary office space for staff facilities resulting in an additional gross floor area of 3,050sqm.,
2. A proposed new vehicular entrance to the southeast of the site,
3. Relocation of existing footpath pitch,
4. The construction of a new car park providing an additional 43 no. parking spaces including accessible spaces, EV charging stations and a set down area,
5. The provision of 1 no. loading bay to the northern elevation,
6. Secure bicycle parking spaces,
7. Plant and photovoltaic units to the roof level,
8. Provision of SuDS measures including swale to north-western end of site with all ancillary landscaping, associated site works and services
9. The development will also include works to the existing medical facility northern elevation to facilitate integration with the proposed extension.

3.0 Policy Context

National Planning Framework & Ministerial Guidelines

National Strategic Outcome 3

Strengthened Rural Economies and Communities

National Strategic Outcome 5

A strong Economy supported by Enterprise, Innovation and Skills.

Regional Spatial and Economic for the Southern Region:

Regional Policy Objective 40 Regional Economic Resilience

It is an objective to sustainably develop, deepen and enhance our regional economic resilience by widening our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets.

Limerick Development Plan 2022-2028:

Strategic Objective 5

Create a competitive environment in which to do business. Promote, support and enable sustainable and economic development, enterprise and employment generation. Focus in particular on areas, which are accessible by public and sustainable modes of transport. Enable

settlements and rural areas to become self-sustaining through innovation and diversification of the rural economy.

Objective CGR O3 Urban Lands and Compact Growth

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.

Policy ECON P6 Enterprise and Employment Development Opportunities

It is a policy of the Council to promote and facilitate opportunities for sectoral development in Limerick, to increase productivity, create employment and to diversify the economy and ensure future economic resilience.

Objective SCSI O20 Protection of Sports Grounds/Facilities

It is an objective of the Council to:

- a) Ensure that adequate playing fields for formal active recreation are provided for in new development areas.
- b) Protect, retain and enhance existing sports facilities and grounds.

Objective SCSI O21 Improve Open Space Provision

It is an objective of the Council to: a) Co-operate with sports clubs, schools, cultural groups and community organisations to provide quality sports and recreational facilities to the community. The Council encourages a multi-use and co-use of facilities of a complementary nature to support a more diverse range of sport and recreational opportunities. Proposed development shall demonstrate quality pedestrian and cyclist linkage.

Croom Local Area Plan 2020-2026:

The site is subject to three zonings as set out in the Croom LAP 2020-2026. The existing facility is on lands zoned **Enterprise and Employment** and **Utilities** while the area for which the proposed extension is to be located is within lands zoned **Education and Community Facilities**.

Enterprise & Employment

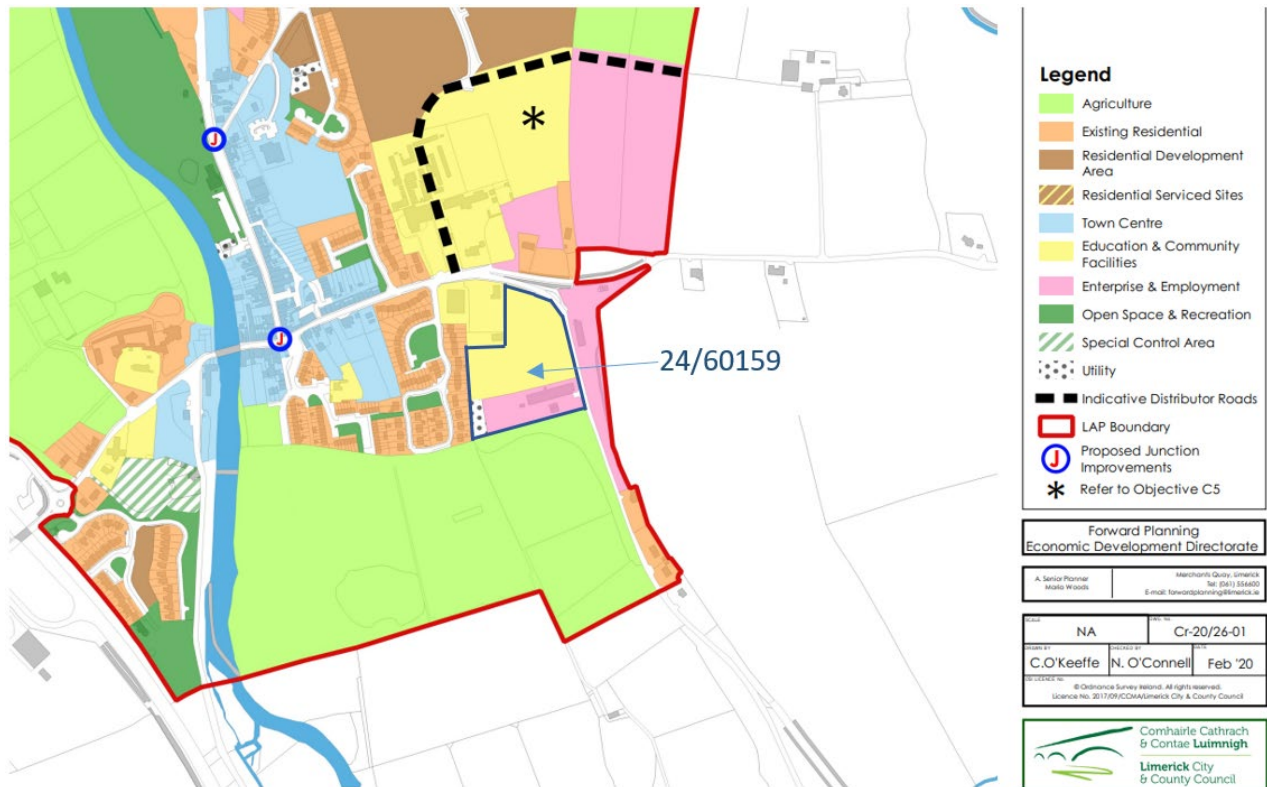
It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses, as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding uses and scale.

Utilities

The purpose of this zoning is to provide for essential public services, existing and planned.

Education and Community Facilities

The purpose of this zoning is to facilitate the necessary development of schools and community facilities in appropriate locations.



As set out in the Zoning Use Zoning Matrix contained in the LAP, while 'Industry – Light' is generally permitted on lands zoned **Enterprise and Employment**, it is not generally permitted on lands zoned **Education and Community Facilities**.

Policy ED 1:

It is the policy of the Council to facilitate and encourage appropriate, industrial, enterprise and commercial development in Croom, in accordance with the principles of sustainable development and to strengthen the viability of the town centre as the focal point of commercial activity.

Objective ED 1: Economic Development Proposals

It is the objective of the Council to permit proposals for new industrial and enterprise development or extensions to existing industrial development in appropriately zoned areas, where it can be clearly demonstrated that the proposal:

- (a) Is located on appropriately zoned land;
- (b) Is appropriate to the respective area in terms of size and type of employment generating development to be provided;
- (c) Would not result in adverse transport effects;
- (d) Would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers;
- (e) Can be serviced efficiently and economically; and
- (f) That sufficient lands are reserved around site boundaries, in both individual sites and industrial parks to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development, thereby improving the quality of the environment.

Policy C1

It is the policy of the Council to ensure that community infrastructure and a range of open space opportunities for passive and active recreation contribute to a vibrant, prosperous settlement. This is conducive to ethical principles of healthy communities, inclusivity and accessibility to facilities for all abilities, and sustainability to ensure that Croom is a greener, cleaner, more welcoming place to live, work and attract investment.

Policy C2

It is the policy of the Council to ensure that all developments in relation to community infrastructure, education, childcare, health facilities, open space, and recreational facilities comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010 – 2016 (as extended) and the objectives outlined below.

Objective C2 Improve Open Space Provision and encourage active and passive open space use

It is the objective of the Council to:

(a) Co-operate with sports clubs, schools, cultural groups and community organisations to provide quality sports and recreational facilities to the community. The Council encourages a multi-use and co-use of facilities of a complementary nature to support more diverse range of sport and recreational opportunities. Proposed development shall demonstrate quality pedestrian and cyclist linkage.

(b) Ensure residential development incorporates appropriate provision of quality public open space and playlots, in accordance to national guidance and any subsequent guidance within the timeframe of the Plan. Open space provision will be proportional to the scale of the number of residential units proposed. It shall consider access to existing open space and shall be cognisant of the principles of national guidance including accessibility, personal and child safety, linkage, place-making, and permeability and the hierarchy of open space.

4.0 Appropriate Assessment Screening Examination:

Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no pathway-source-receptors and the site does not directly encroach on any Natura 2000 European Sites. Furthermore the site and surrounding area is already subject to human disturbance and is within the built up environment of Croom village. Therefore, an Appropriate Assessment is not necessary.

5.0 Environmental Impact Assessment

The proposed development is for an extension to existing manufacturing facility which manufacturers orthopaedic implants and medical devices and is not included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. A screening exercise determination is not required in this instance.

6.0 Planning Appraisal

Planning application 24/60159 for an extension to the existing Croom Medical facility at Tooreen was received by the Planning Authority on 26th February 2024, and was duly assessed by the Planning Authority.

The following key documentation was submitted with the planning application.

- Cover Letter
- Site location, site layout and other drawings
- Road Safety Audit Stages 1 & 2
- Traffic and Transport Assessment
- Vehicle Sweep Path Analysis
- Mobility Management Plan
- Croom United FC letter of support
- Landowners letter of consent
- Civil Engineer Services Planning Report & Storm Water Management Plan
- Flood Risk Assessment
- Site Lighting Report and Services Layout
- Landscape Design Report and Landscape Masterplan
- Construction Management Plan
- Appropriate Assessment Screening Report
- Material Contravention Statement

A number of submissions and observations were received from prescribed bodies and internal sections with the majority raising no objection or concerns with the exception of Úisce Éireann who requested the applicant submit a pre-connection enquiry in order to determine the feasibility of connection to the public water/waste water infrastructure.

A single third party submission was received outlining concerns in relation to traffic volumes and noise pollution associated with the proposed development. In relation to traffic concerns, a Road Safety Audit Stage 1 & 2, and a Traffic and Transport Assessment were submitted with the planning application, and were reviewed by the Council Roads Section and considered satisfactory.

A request for further information was sought on 19 April 2024 as follows:

- Confirmation of connection to public water and wastewater services,
- Revised drawings to show covered and secure bicycle parking,
- Revised floor plans to show end of journey facilities,
- Baseline noise survey and noise report.

A response to further information was received on 26 April 2024 and 16 May 2024 as follows:

- a Confirmation of Feasibility from Úisce Éireann in relation to connection to public services,
- revised drawings as requested,
- revised floor plans as requested,

- confirmation that no additional noise generating plant and equipment, generators or flood lights proposed.

The response to further information was considered generally acceptable and it was recommended that the proposed development proceed through the material contravention processes.

The key material consideration that informed the commencement of this process are set out below.

The proposed extension of the existing facility is to be located on lands zoned **Education and Community Facilities** as set out in the Croom LAP 2020-2026. The proposed use is not a development generally permitted or open for consideration on lands zoned **Education and Community facilities** and would therefore represent a material contravention of the Croom Local Area Plan.

The Applicant submitted a Material Contravention Planning Statement as part of the application, which noted that the proposal allows for an extension of an existing facility whilst relocating the same size playing pitch to the western half of the site allowing Croom United to co-exist on the site with access to the pitches and changing rooms remaining unchanged. The proposal allows for the same size playing pitch and facilities to exist. In addition, a concurrent planning application was submitted by Croom Medical for the construction of a new sports grounds for Croom United Football Club in Skagh, Croom (Planning Ref No. 24/60312).

Croom Medical currently employs 137 staff and the proposed extension will provide for an additional 30 employees. The expansion is required in order to meet increasing demand and maintain its position in the competitive global market for medical devices. As noted above, Croom Medical submitted a concurrent planning application to provide new playing pitches, dressing room, car parking and ancillary services to a site in Skagh which will accommodate Croom United. A letter of consent and support from Croom United was submitted with the application.

The Material Contravention Planning Statement provides justification for the required expansion of the existing facility at its current location. This includes consideration of alternative enterprise zones, the increased operational complexity and cost of operating from disparate locations, and the Company's desire to maintain their roots and continue to sustain and grow whilst contributing to the economic and social development of Croom. The Planning Authority has reviewed the submitted Planning Statement, and concurs with the position that the existing facility is restricted in terms of expansion and accepts the justification for expansion of the existing facility at its current location.

Therefore, given that the existing use is a long-term established use which is at full capacity, the need for the proposed expansion of the existing facility at its current location, the proposal to protect the existing sports facility, the proposal to provide a new sports facility in Skagh for Croom United, the positive impact of these proposals in terms of job creation and economic growth as well as the protection and expansion of existing sport and recreation

amenities in the level 4 settlement of Croom, the Planning Authority considered the proposed development was acceptable and thus the application proceeded to material contravention.

7.0 Notice of the proposed Material Contravention:

In accordance with Section 34(6) (a)(i) of the Planning and Development Act 2000, as amended, Limerick City and County Council advertised notice of the proposed material contravention in the Irish Independent on Tuesday 11th June 2024 (see Appendix 1 for details).

In accordance with Section 34(6)(a)(ii) of the Planning and Development Act 2000 (as amended), copies of the notice were given to the applicant and to all persons who made submissions or observations on the planning application as follows:

Applicant

- Croom Medical c/o O'Neill O'Malley Architects

Prescribed Bodies

- Southern Regional Assembly
- Úisce Éireann
- Environment Health Service (HSE West)
- Development Applications Unit (DHLGH)

Third Party Submitters

- Mr Patrick Canty

8.0 Submissions/Observations

Submissions and observations were accepted from 11 June 2024 to 9 July 2024. In accordance with Section 34(6) (a)(iii) of the Planning and Development Act 2000 (as amended), the following submissions were received within the specified period, not later than 4 weeks after the first publication of the notice.

Three no. submissions were received within the relevant timeframe. These are summarised and a response provided as follows:

| Sub. No. | Submitter Name | Date received |
|---|---------------------------------------|----------------------|
| 1 | Environment Health Service (HSE West) | 20/06/2024 |
| Summary: The Environment Health Service's submission can be summarised as follows: 1. No objection to the proposed development from a public health point of view. | | |
| Response: The submission relates specifically to the proposed development and does not comment on the proposed Material Contravention. | | |

| Sub. No. | Submitter Name | Date received |
|---|----------------|---------------|
| 2 | Úisce Eireann | 11/07/2024 |
| <p>Summary: Úisce Eireann's submission can be summarised as follows:</p> <ol style="list-style-type: none"> 1. No objection in principle subject to ÚE standard condition. 2. Notes that a new watermain is about to be commissioned which will resolve the water supply issue in Croom. 3. Notes that the wastewater situation is critical and that additional connections/loading should be permitted until the plant is upgraded. <p>Two further Úisce Eireann submissions were received by the Planning Authority on the 12/07/2024 and 16/07/2024 containing the same observations as this submission and have therefore not been included as separate submissions.</p> | | |
| <p>Response: The Úisce Eireann submissions relate specifically to the proposed development and does not comment on the proposed Material Contravention.</p> <p>In relation to connections to public services, this has been addressed as part of the development management process in the response to further information contained in <i>Section 7.0 Further information</i> above.</p> | | |

9.0 Director General's Opinion of compliance with National and Regional Planning Policy

The strengthening of our Rural Economies and Communities through investment in and economic diversification of rural towns and villages is supported in the National Planning Framework under **NSO3**. In addition, **NSO5** promotes a strong Economy supported by Enterprise, Innovation and Skills, stating that a competitive, innovative and resilient regional enterprise base is essential to provide the jobs and employment opportunities for people to live and prosper. **NSO7** supports Enhanced Amenities and Heritage including investment in and the enabling of access to recreational facilities.

RPO40, of the RSES for the Southern Region, supports Regional Economic Resilience with an objective to sustainably develop, deepen and enhance our regional economic resilience by widening our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets. Investment in sport and community organisations are supported under **RPO198** and **RPO199**. The RSES states "Our parks, sporting arenas and facilities are essential to the quality of life of all our communities."

The existing use on the site is a long-term established use within the village of Croom. The proposed development will have a positive impact on the village and the wider area in terms of job creation and economic growth as well as benefits to community wellbeing through the

provision of a new sports facility. Therefore, the proposal to extend the existing Croom Medical facility, the protection of existing sports and recreation facilities and the provision of a new sporting facility at Croom, albeit in lieu of the existing site, is considered to be in compliance with national and regional planning policy.

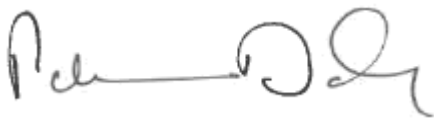
8.0 Recommendation

Having regard to the foregoing which outlines the main reasons and considerations on which the proposal to grant permission is based, the issues raised in submissions and observations, and my opinion that the proposed development is in compliance with National and Regional Planning Policy, I recommend to the Elected Members of Limerick City and County Council that a resolution is passed to approve my proposal to Grant* the following:

Planning Application Ref No. 24/60159

Permission for the development that consists of an extension to the existing facility consisting of additional light industrial manufacturing area, two storey ancillary office space for staff facilities resulting in additional gross floor area of 3050m². Other works include a proposed new vehicular entrance to the southeast of the site, relocation of exiting football pitch, the construction of a new car park providing an additional 43no. parking spaces including accessible spaces, EV charging stations, and a set-down area. The provision of 1no. loading bay to the northern elevation, secure bicycle parking spaces, plant and photovoltaic units to the roof level, provision of SuDS measures including swale to northwestern end of site with all ancillary landscaping, associated site works and services. The development will also include works to the existing medical facility northern elevation to facilitate integration with the proposed extension at Tooreen, Croom by Croom Medical.

*Subject to conditions contained in Appendix 2



Dr. Pat Daly
Director General
Limerick City and County Council

Date: 17/07/2024

APPENDIX 1: Notice of the proposed Material Contravention



Cornhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

PUBLIC NOTICE

NOTICE OF A PROPOSED MATERIAL CONTRAVENTION OF THE CROOM LOCAL AREA PLAN 2020-2026

**PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED)**

NOTICE OF A PROPOSED MATERIAL CONTRAVENTION OF THE CROOM LOCAL AREA PLAN 2020-2026

PLANNING REF. NO. IN REGISTER: 24/60159

Notice is hereby given in accordance with Section 34(6) of the Planning and Development Act 2000 (as amended) that Limerick City & County Council intends to consider deciding to grant a permission to Croom Medical for:

1. Development that consists of an extension to the existing facility consisting of additional light industrial manufacturing area, two storey ancillary office space for staff facilities resulting in additional gross floor area of 3050sqm.
2. A proposed new vehicular entrance to the southeast of the site
3. Relocation of existing footpath pitch
4. The construction of a new car park providing an additional 43 no. parking spaces including accessible spaces, EV charging stations and a set down area
5. The provision of 1 no. loading bay to the northern elevation
6. Secure bicycle parking spaces
7. Plant and photovoltaic units to the roof level
8. Provision of SuDS measures including swale to north-western end of site with all ancillary site works and services
9. The development will also include works to the existing medical facility northern elevation to facilitate integration with the proposed extension

At Croom Medical, Tooreen, Croom, Co. Limerick, V35 YD39

The development is on lands zoned Education & Community Facilities and would therefore materially contravene Section 11.3 Land Use Zoning Categories and Objective C5: Educational Facilities/Community & Education zoned lands of the Croom Local Area Plan 2020-2026:

Land Use Zoning Category: Education and Community Facilities

"The purpose of this zoning is to facilitate the necessary development of schools and community facilities in appropriate locations.

Objective C5: Educational Facilities/Community & Education zoned lands

It is the objective of the Council to:

- (a) Ensure that there are sufficient educational places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential development of 5 or more dwellings.
- (b) Ensure that all proposals for childcare facilities shall comply with the development management standards of the County Development Plan or any subsequent plan.
- (c) Allow for the provision of a nursing home/elderly accommodation on the lands identified on the land use zoning map marked with * on Map Cr-20/26-01. This shall not apply to other lands zoned Education and Community Facilities.

Particulars of the development may be inspected at the offices of Limerick City & County Council, Planning Department, Floor 1, Dooradoyle Road, Dooradoyle, Limerick V94 WV78 during its public opening hours from the 11th June to 9th July 2024.

The plans and particulars of the proposed development may also be inspected online at www.limerick.ie/council/services/planning-and-placemaking.

Submissions or observations can be made to the Senior Planner to the above mentioned address, on or before 5pm on Tuesday 9th of July 2024 and will be duly considered by the Planning Authority.

Vincent Murray
Director of Services
Planning, Environment and Place-Making
11th June 2024

Limerick.ie

APPENDIX 2: Conditions to be attached to a grant of permission

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 26th day of February 2024, as amended by the further plans and particulars submitted on the 4th day of April 2024, 26th day of April 2024 and the 16th day of May 2024 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. The developer shall pay to Limerick City & County Council a financial contribution of €152,500.00 (one hundred and fifty two thousand and five hundred euro) in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning & Development Act 2000 (as amended). The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason - It is a requirement of the Planning & Development Act 2000 (as amended) that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. 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.

4. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

Reason - In the interest of the proper planning and sustainable development of the area, road safety and to protect the amenity of the area.

5. Prior to commencement of development, revised drawings including a revised Site Layout Plan and other drawings as appropriate, to show the relocation of the

permitted manufacturing/office building circa. 10m to the north, shall be submitted and agreed in writing with Planning Authority.

Reason - In the interest of orderly and sustainable development.

6. Prior to commencement of development, a revised Construction Management and Delivery Plan for the construction of the development shall be submitted and agreed in writing with Planning Authority, which shall include car parking for construction staff revised access proposals, noise, dust, vibration, wheel washing facilities and a site specific temporary traffic management plans TTMP (these plans shall also be in drawing format).

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

7. A revised Site Layout Plan shall be submitted for the written agreement of the Planning Authority prior to the commencement of development to include the following:
 - a) The developer shall provide frequent breaks for pedestrians in the landscaping strip between the parking area and the footpath fronting the building.
 - b) In respect of the accessible parking spaces, ensure that dropped kerbs are provided to allow mobility impaired users to access the adjacent footpath directly.
 - c) In relation to cycle parking beside the existing pedestrian entrance from the R516, ensure that fully dropped kerbs are provided, ensure pedestrian priority where cyclists cross the footpath to reach the cycle stands, address sight distance to the left for cyclists entering the R516 which may be partially obstructed by the existing boundary fence of the site.
 - d) Accessible spaces are also shown for EV charging. These spaces should be clearly shown to be for the use of disabled drivers only, including disable drivers of non-electric vehicles.
 - e) Show junction radii.
 - f) Show road and footpath widths. The minimum width of footpath is 2.0m.
 - g) Show parking bay dimensions.
 - h) Show a minimum of 10% of all public realm car parking spaces should be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date.

Reason – in the interest of traffic and pedestrian safety.

8.
 - a) A Stage 2 Road Safety Audit shall be submitted for written agreement with the Planning Authority in compliance with the TII Publication 'Road Safety Audit GE-STY-01024' prior to the commencement of the development.
 - b) The developer shall submit details of the proposed Audit Team for written agreement with the Planning Authority prior to proceeding with the Audit.

- c) The developer shall address all problems raised with the Audit in full and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled for written agreement with the Planning Authority.
- d) A Stage 3 Road Safety Audit must be completed and submitted by the applicant for written agreement with the Planning Authority in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
- e) The developer shall address all problems raised with the Audit in full prior to any occupation of the development and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled for written agreement with the Planning Authority.
- f) Footpaths for the proposed development shall be in line with "TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas. The footpaths shall have a minimum width of 2.0m, with the exception of the footpaths at the perpendicular parking areas, which shall be extended in width so pedestrians will not be impeded by overhanging vehicles. Footpaths shall be continuous, suitably dished at all junctions, crossing points and include for appropriate tactile paving and shall have an upstand of 6mm at the pedestrian crossing points. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".
- g) The road construction should be in accordance with the shall be in accordance "TII Publications Specification for Road Works Series 700 – Road Pavements & Specification for Road Works Series 900 Road Pavement-Bituminous. All bituminous road layers shall be machine laid. Photographic evidence & copies of dockets (which shall have the date time/location) shall be submitted to the Planning Authority upon completion of any phase of the development.
- h) The developer shall ensure that the road surface for the proposed development is tied in suitably to the existing road and any damage to the existing road shall be appropriately repaired in agreement with Limerick City and County Council.
- i) At junctions, the gradient of the side road should not be greater than 2% for a distance of 7m from the junction.
- j) Turning area shall be in line with the "Recommendations for Site Development Works for Housing Areas" & "DMURS".
- k) Certification from a Chartered Bonded Engineer shall be submitted for the written agreement with the Planning Authority for the road and footpath construction upon completion of the development.
- l) The developer shall ensure that any planting within the proposed development does not interfere with sightlines and inter-visibility between pedestrians and drivers is unobstructed.
- n) Road Markings are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". Road Signs are to be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". All road markings and signage shall be kept maintained by the developer.

Reason – in the interest of traffic and pedestrian safety.

9. A Lighting Design Engineer shall submit certification to the Planning Authority to confirm that the lighting has been erected as per the approved design upon completion of the development (or any phase of the development).

Reason – in the interest of orderly development

10. a) The developer shall include a kiosk to house the alarm & messaging system for the Class 1 By-Pass Interceptor.
- b) The construction of the Surface Water and SuDs systems, notification to Limerick City and County Council for inspection, Consulting Engineer inspection/certification and recording of the system for GIS mapping must be in line with Limerick City and County Council's Surface Water/SuDs Specification.
- c) The discharge levels, which shall not exceed 2 l/s/ha or Qbar whichever is the greater restriction. Qbar must be calculated using the Net area drained and not the gross area of the site (i.e. red line boundary).
- d) Prior to commencement of development, a maintenance plan shall be submitted and agreed with the Planning Authority for the Surface Water/SuDs System.
- e) Prior to commencement of development, the developer shall submit to the Planning Authority for written agreement a Stage 2 – Detailed Design Stage Storm Water Audit.
- f) Upon completion of any phase of the development, a Stage 3 Completion Storm water Audit to demonstrate Sustainable Urban Drainage System measures and the proposed surface water system have been installed, and are working as designed and that there are no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted for written agreement.
- g) The Applicant's Consulting Engineers shall submit certification for the Surface Water/SuDs Specification confirming that it has been constructed as designed, for the written agreement with the Planning Authority upon completion of the development.
- h) The porous asphalt parking areas shall be vacuum swept at least 2-3 times per year. This should be programmed to ensure that leaf fall is cleared during the autumn. It may also be necessary to locally clean areas where leaves accumulate around kerbs etc. on a more frequent basis, particularly in autumn. Cleaning – brush and hose down with water if required. High pressure washers can damage the surface and are not recommended. Other than mild, well diluted detergent, cleaning agents of any kind are not recommended. Should it be required, any proposed moss or weed treatment should be checked to ensure that it is suitable for use on asphalt surfaces. The developer shall submit photographic evidence and documentation for the written agreement with the Planning Authority over a period of 5 years to period demonstrate that the vacuum cleaning of the proposed porous asphalt is being carried out to allow the surface to operate as designed.

Reason - In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

11. All surface water run-off from the development shall be disposed of appropriately. No such surface water shall be allowed discharge onto adjoining properties or onto the public road.

Reason- To prevent flooding in the interest of traffic safety and amenity.

12. All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to Limerick City & County Council are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development.

Reason- In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

13. As constructed drawings for the development shall be submitted upon completion of any phase. This must be in hardcopy and digitally, the format must be compatible with Limerick City and County Council's GIS system.

Reason – in the interest of orderly development

14. Prior to development the developer shall submit the following for the agreement of the Planning Authority:
 - a) A revised landscaping plan to include native species component.
 - b) Details of bicycle parking which shall be covered and secure.

Reason – to increase the ecological value of the tree planting.

15. The developer shall preserve, protect or otherwise record archaeological materials or features that may exist within the site by ensuring that all ground disturbance associated with the site development is archaeologically monitored under licence from the National Monuments Service. In this regard, the developer shall:
 - a) Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.
 - b) Employ a suitably qualified archaeologist who shall apply for a licence to monitor all site investigations, excavation works and all ground disturbance associated with the development.
 - c) Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations) accompanied by a site specific letter from the archaeologist certifying that they have applied for a licence.
 - d) Submit on completion of the ground works a report detailing the results of the licensed archaeological monitoring works to the Department of Housing, Local Government & Heritage and the Planning Authority. The report shall contain a drawing showing the exact extent of the area that was archaeologically monitored certified by the archaeologist. Excavators should include a catalogue

of excavated features with 12 figure ITM coordinates for the centre point of each feature. In the event that the development is phased, interim reports shall be submitted at each stage showing the area monitored and giving preliminary results.

- e) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority with regard to any necessary mitigating action.
- f) Should an archaeological excavation be required then the following shall apply: the developer shall provide satisfactory arrangements for the recording and excavation of any archaeological material that may be considered appropriate to excavate and shall undertake to complete all post excavation analysis up to and including final report stage. Excavators should include a catalogue of excavated features with 12 figure ITM coordinates for the centre point of each feature. Within twelve months of the completion of the excavation a final report (in the format recommended in the Guidelines for Authors of Reports on Archaeological Excavations 2006 National Monuments Service) shall be submitted to the Planning Authority

Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

- 16. Prior to the commencement of any construction works the developer shall locate and protect any Úisce Eireann services within the red-line boundary of the site. There shall be no building over water mains, common pipes, or sewers, and if found the developer shall contact Úisce Eireann with a proposal for altering at the cost of the developer.

Reason - In the interest of orderly and sustainable development.