

Director General's Report

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

In relation to:

Planning Reference: 24/60312

**for the construction of a new sports ground for Croom United
Football Club at Skagh, Croom, County Limerick.**

Date: 17 July 2024

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1.0 Introduction

Limerick City and County Council received a planning application on 11/04/2024 for the construction of a new sports ground for Croom United Football Club at Skagh, 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](https://www.limerick.ie/planning-enquiry)

2.0 Proposed Development

The site is a c.2.1ha Greenfield site located in the townland of Skagh within the development boundary of Croom village. The site has the benefit of an existing access off the newly constructed Distributor Road, which runs along the east boundary connecting Croom village with Cholaiste Chiaran Secondary school. Permission sought for the construction of a new sports ground for Croom United Football Club comprising a single storey club house with

changing facilities and a gym of 177sqm, 33 car parking spaces, 2 no. grass soccer pitches and 1 smaller astroturf training pitch, bike parking, flood lighting, refuse store and landscaping.

The proposed development consists of the following elements:

1. One astroturf soccer pitch with lighting and two grass pitches,
2. a single story clubhouse of gross floor area 177m² containing dressing rooms and a gym,
3. the widening of the existing vehicular site entrance,
4. the provision of vehicle parking including accessible spaces and EV charging stations, bicycle parking, a refuse store,
5. new foul and water mains connections,
6. the provision of SuDS measures including attenuation tanks, swales, and a raingarden
7. with all associated landscaping and associated site works

3.0 Policy Context

National Planning Framework & Ministerial Guidelines

National Strategic Outcome (NSO) 3

Strengthened Rural Economies and Communities

National Strategic Outcome (NSO) 5

A strong Economy supported by Enterprise, Innovation and Skills

National Strategic Outcome (NSO) 7

Enhanced amenities and Heritage

The Planning System and Flood Risk Management Guidelines: guidelines for Planning Authorities, November 2009

Regional Spatial and Economic for the Southern Region:

Regional Policy Objective (RPO) 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.

Regional Policy Objective (RPO) 198 Sport and Community Organisations

It is an objective to support investment in sport and community organisations in the Region through the Sports Capital Programme including development of shared local and regional sports and community facilities by local authorities. Local authorities shall support the vision and objectives of the National Sports Policy, including working with local sports partnerships, clubs, communities and partnerships within and beyond sport, to increase sport and physical activity participation levels locally.

Regional Policy Objective (RPO) 199 Larger Sports Projects

It is an objective to support investment in the sustainable development of larger sports projects in the Region under the Large-Scale Sports Infrastructure Fund. Local authorities should ensure that decision-making in relation to the development of recreational and sporting infrastructure is informed by an appropriate level of environmental assessment.

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.

Section 10.10 Sports and Recreation

Public open spaces and sports and recreational facilities are key elements in ensuring a good quality of life is achieved for all members of the community. They also enhance the overall attractiveness of a place and provide places for active and passive open space. The network of blue and green infrastructure (the rivers, canals, parks and connecting neighbourhoods) provide an ecological and leisure function that can be both protected and enjoyed. The benefits from participation in sport and recreational activities are also well documented. Sports facilities and grounds in Limerick City and County include a variety of both indoor and outdoor recreational facilities, which provide for the active recreational needs of the community. There are a number of exceptional recreational facilities within Limerick, including the open spaces and walkways along the Shannon River (Limerick City and Suburbs, Castleconnell and Foynes), Curragh Chase Forest Park, Ballyhoura Forest, Lough Gur, Limerick Greenway, Clare Glens and also town parks, such as those found in Abbeyfeale, Adare, Croom, Kilmallock and Newcastle West. The Council will continue to promote the provision and management of high-quality sporting and recreational infrastructure throughout Limerick, in accordance with the National Sports Policy 2018-2027, Limerick Sports Partnership Strategic Plan 2018 - 2021, the National Physical Activity Plan (under preparation) and the Limerick Sports and Recreation Facilities Strategy (under preparation).

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.

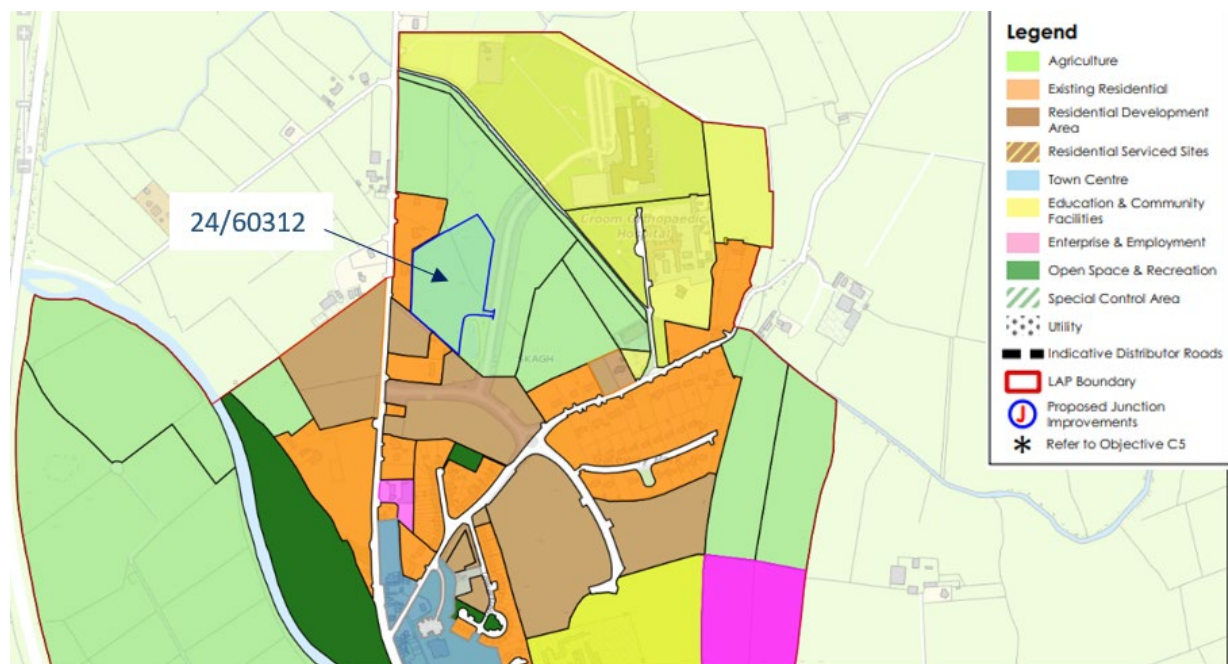
Objective SCS1 O21 Improve Open Space Provision

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 zoned **Agriculture** in the Croom Local Area Plan 2020-2026 where the following development objective applies:

The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Dwellings will only be considered for the long-term habitation of farmers and their sons and daughters on this zoning.



As set out in the Zoning Use Zoning Matrix contained in the LAP, there are limited types of development permitted on lands zoned **Agriculture**. Development uses of open space/recreation/leisure are not generally permitted on lands zoned **Agriculture**.

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.

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.

4.0 Appropriate Assessment Screening Examination:

An AA Screening examination was carried out by Limerick City & County Council. Overall, it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA due to the nature and scale of the proposed development, distance from European sites, and the lack of direct connections with regard to the Source-Pathway-Receptor model. An appropriate assessment is not, therefore, required.

5.0 Environmental Impact Assessment

The proposed development for soccer pitches and ancillary works is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001(as amended). A screening determination is not required in this instance.

6.0 Planning Appraisal

Planning application 24/60312 for the construction of a new sports ground for Croom United Football Club at Skagh was received by the Planning Authority on the 11/04/2024, 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
- Vehicle Sweep Path Analysis
- Mobility Management Plan
- Community letters of support
- Landowners letter of consent
- Civil Engineer Services Planning Report
- Site Lighting Report and Extremal Lighting 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 the following, which were addressed by way of a request for further information:

- Úisce Eireann who requested the applicant submit a pre-connection enquiry in order to determine the feasibility of connection to the public water/waste water infrastructure.

- Office of Public Works who recommended a flood risk assessment and requested access for the OPW to facilitate access and maintenance activities adjacent to Channel No. C1/23 of the Maigue Scheme.
- The Council Flood Department who also requested a site-specific flood risk assessment due to the location of the site within Flood Zones A and B.

Two third party submissions were received outlining concerns in relation to the following:

- Not in line with zoning and lack of need
- Surface water issues
- Impact on residential amenity including overlooking and footballs entering properties
- Health and safety issues including noise and light pollution
- Impact on ecosystem in particular the Curlew

In relation to surface water, a number of measures are proposed including a raingarden adjacent to the clubhouse and a swale along the roadside boundary to take surface water from impermeable surfaces.

In relation to residential amenity and noise, additional planting along the west and northwest boundaries will eliminate any issue of overlooking and reduce unwanted noise, and a condition is proposed to be applied to any grant of permission to ensure appropriate measures are put in place including netting to rear of sports pitches to eliminate any issue of footballs entering the adjacent residential properties.

In relation light pollution concerns, details of the proposed lighting were submitted with application and are considered acceptable subject to conditions requiring cowled lighting to prevent excessive overspill and certification that the approved design is implemented.

In relation to impact on the local ecosystem, the Council's Heritage Officer reviewed the proposal including the Appropriate Assessment Screening submitted with the application, which notes no likely impact on protected species including the Curlew. The Heritage Officer's report agrees with the findings of the AA screening and welcomes additional best practice measures proposed to reduce external effects inherent to the proposed works. In terms of ecology, the submitted landscape plan proposes the retention of existing hedgerows on the site and as well as the addition of native tree and wildflower planting at the south and north corners of the site.

A request for further information was sought on 27th May 2024 as follows:

- Confirmation of connection to public water and wastewater services,
- A site-specific flood risk assessment and a revised design to show no drainage features within Flood Zone A and B or alternatively designed to operate appropriately in the event of a flood event.

A response to further information was received on 31 May 2024 and 10 June 2024 as follows:

- a Confirmation of Feasibility from Úisce Eireann in relation to connection to public services was received 10/06/24,

- A Site-specific Flood Risk Assessment was received on the 31/05/24 and included the relocation of the proposed clubhouse to the southwest at a higher level and the location of proposed drainage arrangements outside areas identified as being within Flood Zone A and B as requested.

In relation to flood risk on the site, the Flood Section of the Council have reviewed the proposal and the submitted flood risk assessment. On foot of the flood risk assessment the clubhouse was relocated slightly southwest of its original location and set at a higher ground level including allowance for freeboard and climate change. The sports pitches, car park and associated development are within Flood Zone A and B and are to be maintained at existing ground level so as to avoid any potential impact on flood conveyance and/or flood storage. The proposed drainage arrangements including stormwater management SuDs infrastructure including attenuation tank and raingarden were also relocated to within Flood Zone C. The Flooding Section are satisfied with the amendments and an emergency flood access and egress plan is proposed to be attached by way of condition to any grant of permission.

Having regard to the above, the response to further information was considered 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 new sports ground for Croom United Football Club is to be located on lands zoned **Agriculture** 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 **Agriculture** 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 notes that the proposal will secure modern sports facilities for Croom United, which will also enable the extension of the existing Croom Medical facility at its current location and includes the relocation and continued protection of the existing Croom United sports facility. In this regard, a concurrent planning application was submitted by Croom Medical for an extension to the existing Croom Medical facility at Tooreen and the relocation of Croom United's existing pitches on the site to accommodate same (Planning Ref No. 24/60159).

The current proposal supports long term needs of Croom United Football Club by providing new playing pitches, dressing room, car parking and ancillary services at a site in Skagh. A letter of consent from the landowner was submitted with the application as well as community letters of support.

The current proposal will not only provide a new sports facility for Croom United to support their long-term needs, but will facilitate the required expansion of the existing Croom Medical facility at its current location and the protection of the existing Croom United sports facility into the future. Given the positive impact of these proposals in terms of the protection and expansion of existing sport and recreation amenities as well as job creation and economic

growth 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, as follows:

In addition, 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 including the following:

Applicant

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

Prescribed Bodies

- Southern Regional Assembly
- Office of Public Works
- Úisce Eireann
- Environment Health Service (HSE West)
- Development Applications Unit (DHLGH)

Third Party Submitters

- Pat and Jacqueline Sheahan
- Michael O'Dwyer

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 to same provided as follows:

Sub. No.	Submitter Name
1	Environment Health Service (HSE West)
Summary: The Environment Health Service's submission can be summarised as follows: <ol style="list-style-type: none">1. No objection to the proposed development from a public health point of view.2. The kitchenette in the clubhouse will only be self service for meetings etc.	

Response: The submission relates specifically to the proposed development and does not comment on the proposed Material Contravention.	
Sub. No.	Submitter Name
2	Úisce Eireann
Summary: Úisce Eireann's submission can be summarised as follows: No objection in principle subject to ÚE standard condition.	
Response: The Úisce Eireann submission relates specifically to the proposed development and does not comment on the proposed Material Contravention.	

Sub. No.	Submitter Name
3	Pat and Jacqueline Sheahan
Summary: Pat and Jacqueline Sheahan's submission can be summarised as follows: <ol style="list-style-type: none"> 1. The proposed development is not in line with the Agricultural zoning of the site and requests rationale for the resulting material contravention of the Plan. 2. There are lands more appropriately zoned for Education and community Facilities within a relatively short distance, requests rationale for not using these lands. 3. Considers a change in zoning can have adverse impacts including personal, health, financial etc. Requests that background details leading to the decision to seek a material change in the plan, including all communications, minutes etc. are provided. 	
Response: In relation to points 1 and 2 above, as noted in the Planner's report on the planning application dated 23/05/2024, the applicants have submitted a Material Contravention Planning Statement as part of the application, which provides a rationale for the proposed development and material contravention. The Material Contravention Planning Statement notes that the proposal allows for a new sports facility for Croom United in lieu of an extension of Croom Medicals existing facility in Tooreen onto lands currently occupied by Croom United (planning reference 24/60159). Expansion of the Croom Medical facility in Tooreen is restricted due to the current zoning adjacent. Furthermore, a proposal for dividing the facility between separate locations was found to be not feasible and would require separate management systems which is a requirement imposed by FDA regulations. The applicant notes that the expansion of	

the existing facility is required in order to meet increasing demand and maintain its position in the competitive global market for medical devices.

The proposal ensures that both Croom United Soccer Club and Croom Medical can thrive and expand. The existing facilities in Tooreen comprise of two playing pitches and a club house. The proposal under this application is for 3 playing pitches, 1 of which is astroturf, a new clubhouse with gym and showering facilities, public lighting, car parking, bike parking and landscaping.

In relation to point 3, should a material contravention be permitted, this will not lead to a change in zoning and while the concerns in relation to adverse impacts are noted, such considerations have been assessed as part of the development management process. In addition, given the nature of the proposal, a recreational facility, the provision of same in any area would generally be considered to have a positive impact on the community.

It is noted that the submitters have also resubmitted their original submission on the planning application. As this has been addressed as part of the development management process, it is not considered that it needs to be further addressed here.

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

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

Investment in sport and community organisations is supported in the of the Regional Spatial and Economic Strategy for the Southern Region under **RPO198** and **RPO199**, which states "Our parks, sporting arenas and facilities are essential to the quality of life of all our communities." Furthermore, **RPO40** supports Regional Economic Resilience where the objective is 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.

The site of current proposal is partially located within Flood Zone A and B as identified in the Limerick Development Plan. In relation to proposals on such lands, the **Planning System and Flood Risk Management Guidelines: guidelines for Planning Authorities, November 2009**, require a Site-specific Flood Risk Assessment should quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks. In this regard, a Site-specific Flood Risk Assessment was submitted in response to a

request for further information and was reviewed by the Council Flooding Section, and was considered satisfactory subject to a condition to any grant of permission.

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.

The overall proposal is to provide Croom United with a new facility in Skagh in lieu of a proposed extension to the Croom Medical facility in Tooreen, which would, if permitted, extend into existing lands currently in use by Croom United, which are zoned Education and Community Facilities and would include the relocation of the existing pitches on the site.

The current proposal is for the provision of a new sports facility for Croom United and will have significant benefits to community wellbeing through the provision of an additional recreational facility in the area. In addition, an extension of the existing Croom Medical facility will have a positive impact on the village and the wider area in terms of job creation and economic growth.

Having regard to the above, it is my opinion, that the proposal to provide a new sporting facility at Croom, albeit in lieu of the existing site, in order to facilitate a concurrent proposal to extend the existing Croom Medical facility and the protection of existing sports and recreation facilities, is compliant with national policy and regional planning policy.

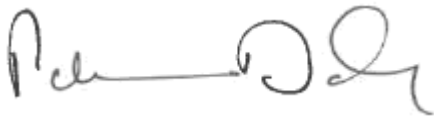
10.0 Recommendation

Having regard to the preceding report 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. 24/60312

Permission for the construction of a new sports ground for Croom United Football Club which will consist of; one astroturf soccer pitch with lighting and two grass pitches, a single story clubhouse of gross floor area 177m2 containing dressing rooms and a gym, the widening of the existing vehicular site entrance, the provision of vehicle parking including accessible spaces and EV charging stations, bicycle parking, a refuse store, new foul and water mains connections, the provision of SuDS measures including attenuation tanks, swales, and a raingarden with all associated landscaping and associated site works.

*Subject to conditions contained in Appendix 2



Date: 17/04/2024

Dr. Pat Daly
Director General
Limerick City and County Council

APPENDIX 1: Notice of the proposed Material Contravention



Comhairle 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: 24/60312

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:

The construction of a new sports ground for Croom United Football Club which will consist of;

- One astroturf soccer pitch with lighting and two grass pitches,
- a single story clubhouse of gross floor area 177m² containing dressing rooms and a gym,
- the widening of the existing vehicular site entrance,
- the provision of vehicle parking including accessible spaces and EV charging stations, bicycle parking, a refuse store,
- new foul and water mains connections,
- the provision of SuDS measures including attenuation tanks, swales, and a raingarden
- with all associated landscaping and associated site works

At Skagh, Croom, Co. Limerick.

The development is on lands zoned Agriculture and would therefore materially contravene Section 11.3 Land Use Zoning Categories, of the Croom Local Area Plan 2020-2026:

Land Use Zoning Category; Agriculture: "The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Dwellings will only be considered for the long-term habitation of farmers and their sons and daughters on this zoning"

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 11th day of April 2024, as amended by the further plans and particulars submitted on the 20th day of May 2024 and 4th day of June 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. 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.

3. 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.

4. 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 Site Specific Temporary Traffic Management Plans TTMP (plans shall also be in drawing format).

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

5. The developer shall make available access to the OPW Channel C1/23 of the Maigne Scheme to facilitate on-going access and maintenance requirements by the OPW.

Reason – in the interest of orderly development

6. 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.

7. Prior to construction the developer shall submit details with regards to proposed bicycle numbers in line with the standards as set out in Table DM 9 of the Limerick Development Plan 2022-2028 for the agreement of the Planning Authority. Proposal shall include for covered and secure bicycle parking.

Reason – in the interest of sustainable development

8. No sound trees or hedgerows on the site shall be removed unless their removal is necessitated by a condition of this permission.

Reason - In the interest of amenity.

9. Screen planting shall be provided along all side and rear boundaries of the site. This planting shall take place on or before the first appropriate planting season after the commencement of development. This planting shall consist of trees of native broadleaf species planted at suitable intervals to provide an effective screen from the public road. The planting shall be staked and tied and adequately maintained. All unsuccessful or damaged trees shall be replaced without delay.

Reason - In the interest of biodiversity and to protect the visual amenities of the area.

10. Prior to construction the developer shall submit details with regards to proposals to prevent equipment associated with the proposed pitches from entering the adjacent residential properties.

Reason – in the interest of residential amenity

11. a) Revised drawings and supporting information shall be submitted for the written agreement of the Planning Authority prior to the commencement of development to include the following:
 - i. A revised redline boundary to cover the permitted entrance and all of the access road.
 - ii. Given the significant level difference between the distributor road level and the site, at the junction, the gradient of the side road shall not be greater than 2% for a distance of 15m from the junction to allow for buses/coaches.
 - iii. The entrance and the access road shall be widened to allow for buses/coaches.
 - iv. A redesign of the layout for the existing footpath / cycle path at the permitted entrance location to show clear pedestrians/cyclists priority over motorists at the junction in line with the “National Cycle Manual”.
 - v. To clearly show how cyclists using the cycle path on the west side of the Croom Distributor Road will safely access the development and vice versa, at its permitted entrance.
 - vi. To show that vehicle sightlines at the proposed location of the ‘STOP’ line road markings will not be impeded by the existing fencing to the site.
 - vii. To show the widening of the footpath at the perpendicular parking area to exclude overhanging of vehicles at the footpath impeding pedestrians.
 - viii. Include for bus/coach parking.
- b) A minimum of 10% of all car parking spaces to 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.

12.
 - a) A Stage 2 Road Safety Audit shall be submitted for written agreement with the Planning Authority for approval prior to the commencement must be completed and submitted by the developer to the Planning Authority for agreement in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
 - b) A Stage 3 Road Safety Audit must be completed and submitted by the developer for written agreement with the Planning Authority in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
 - c) The developer shall submit details of the proposed Audit Team for written agreement with the Planning Authority prior to proceeding with the Audit.
 - d) 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.
 - e) 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 25mm at driveways or any section of footpath where it is kept at a low level. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".
 - f) Kerbs on flat are not permitted for any development that may be taken in charge by Limerick City and County Council.
 - g) Kerbing Details (TII CC-SCD-01101 Traffic Management Guidelines from the Department of Transport)
 - i. A raised lip of 0-6mm should be used for pedestrian crossings
 - ii. Kerb upstand can vary – generally 125mm upstand (precast kerbing) and this provides a clear definition of a segregated street environment.
 - h) 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 docketts (which shall have the date time/location) must be submitted to the Planning Authority upon completion of any phase of the development.
 - i) 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.
 - k) The developer shall ensure that any planting within the proposed development does not interfere with sightlines.
 - l) 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.

13. a) The proposed astro-pitch lighting will require cowls to prevent excessive overspill. Revised details to be submitted for the agreement of the Planning Authority prior to construction.
- b) 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 road safety, visual amenity and the protection of the amenities of property in the vicinity.

14. a) If the developer is proposing to discharge the surface water to the OPW's arterial drainage system, written consent from the OPW must sought and submitted for the written agreement with the Planning Authority prior to commencement of the development.
- b) The surface water discharges from new development must be controlled to a maximum of Q_{bar} or 2 l/s/ha, whichever is the greater.
- c) Minimum freeboard of 500mm shall be achieved on the FFL.
- d) The porous asphalt area shall be vacuum swept at least 2-3 times per year. This shall 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 is suitable for use on asphalt surfaces. The Applicant 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.
- e) A maintenance plan shall be submitted and agreed with the Planning Authority for the Surface Water/Suds System prior to the commencement of the development.
- f) The developers Consulting Engineers shall submit certification for the Surface Water/SuDs Specification that it has been constructed as designed for the written agreement with the Planning Authority prior to commencement of the development.
- g) 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.

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

15. The finished floor level of the proposed building shall be in line with the details set out in the site-specific flood risk assessment and the developer shall ensure flood resistance and resilience measures are incorporated into the building. A Flood Emergency Response Plan allowing for safe access and egress during a flood emergency situation shall be developed for the site. The plan shall be reviewed annually and submitted to the planning authority for written agreement prior to the occupation of the unit.

Reason - In the interest of proper planning and orderly development and public safety.

16. 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.

17. 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.

18. 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.

19. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing 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 include:
 - A list of proposed authorised waste collection permit holders to be employed.

- A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

Reason - In the interests of sustainable waste management.