

Memo

To: John Moran, Mayor

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

Date: 22/08/2024

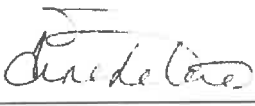
Re: Part 8 Proposal, Reference PT8LL124 – Development at No. 11 Lismakeera, Askeaton, County Limerick for the construction of a two bed extension and all ancillary site development works.

Dear Mayor,

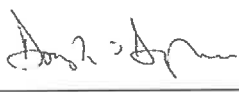
Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of the proposed Part 8 works to No. 11 Lismakeera, Askeaton, County Limerick

The proposal prepared by the Housing Section has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028 and the Askeaton Local Area Plan 2015-2021 (extended to February 2025) and the proper planning and sustainable development of the area.


It is recommended that the proposed development be recommended to the Elected Members of the Adare/Rathkeale District for their approval.

Signed: 

Áine Leland, Executive Planner

Signed: 

Donogh O Donoghue, Senior Executive Planner

Signed: 

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

**PART 8 REPORT & RECOMMENDATION IN ACCORDANCE
WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (AS AMENDED)**

Re: Part 8 Proposal for the following:

Development at No. 11 Lismakeera, Askeaton, County Limerick for the construction of a two bed extension and all ancillary site development works.

1.0 Introduction

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

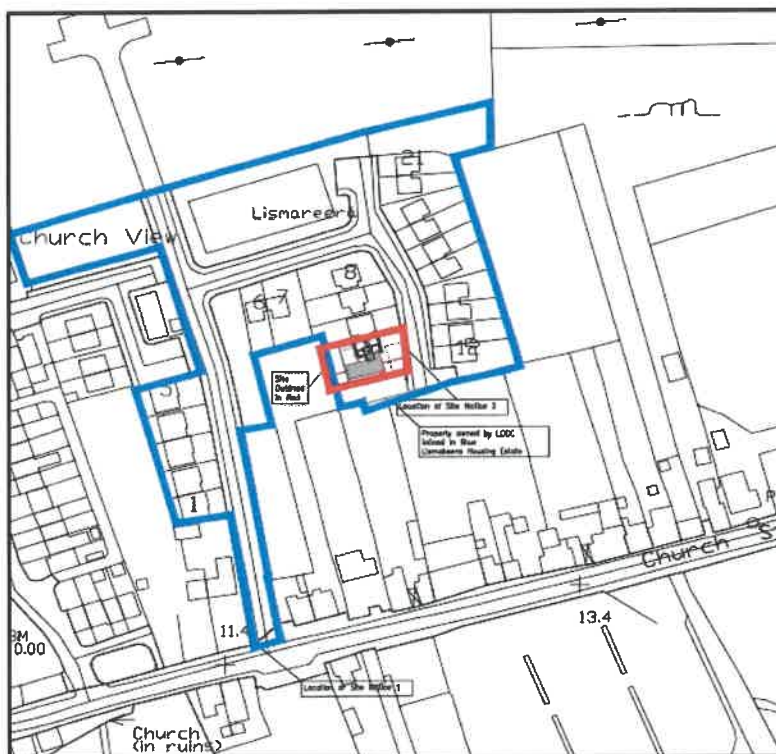
2.0 Description of the nature and extent of the proposed development

The construction of a two bed extension to No. 11 Lismakeera, Askeaton, County Limerick.

2.1 Site Location:

The proposed development is located in the housing estate of Lismakeera within the village of Askeaton with access off Church Street. The development pertains to a 46.73sqm extension to no. 11 Lismakeera which is a semi detached dwelling on a corner site.

Site Location Map



2.2 Public Consultation:

The plans and particulars were placed on public display from 21st June 2024 until the 19th July 2024. Submissions and observations were invited up to the 6th August 2024.

3.0 Submissions with respect to the proposed development

A total of one submission/observation was received and are listed below:

No.	Name
1	Mid West National Road Design Office (MWNRDO)

SUB (1) Mid West National Road Design Office (MWNRDO)

Submission description:

Submission received from The Mid-West National Road Design Office) on the 26th June 2024.

Submission Summary:

1. Mid-West National Road Design Office have no observation to make on this application.

Response:

1. Noted.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by ASH Ecology & Environmental for the proposed development and which examined the impacts the proposed development may have on any nearby European Designated Sites. Their report concluded that the proposed development is not likely to have a significant effect on any European Site given the nature of the proposed works.

The Executive is satisfied given the nature and scale of the works and the nature of the existing surrounding urban environment, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

5.0 Environmental Impact Assessment Screening

An EIA Screening Report has been prepared by ASH Ecology & Environmental and submitted with the application which considered whether an EIA is required for the proposed development. The Screening report concludes that there is no real likelihood of significant effects of the environment having regard to the nature, scale and location of the proposed development. The characteristics and sensitivities of the site and receiving environment are not considered vulnerable to significant adverse effects from the project with the appropriate best practice standards and procedures being implemented throughout the project.

The development does not fall within any of the threshold or sub-threshold requirements for a mandatory EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended). Having regard to the size of the development, located within a modified

environment, the Executive is satisfied that the development as proposed does not require the preparation of an Environmental Impact Assessment Report.

6.0 Key Policy Provisions

Limerick Development Plan, 2022-2028:

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

Policy HO P1 Implementation of the Housing Strategy, including the Housing Need Demands Assessment

It is a policy of the Council to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 – 2028, to meet the increasing projected population, changing household size and housing needs, including social and affordable housing requirements of Limerick over the lifetime of the Plan

Objective HO O1 Social Inclusion

It is an objective of the Council to ensure that new developments are socially inclusive and provide for a wide variety of housing types, sizes and tenure, in suitable locations, throughout Limerick, to cater for the demands established in the Housing Strategy and the Housing Need Demand Assessment.

Objective HO O4 Re-use of Existing Buildings

It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock and conversion of other suitable buildings to sustainable housing accommodation

Objective CGR O20 Town and Village Revitalisation

It is an objective of the Council to:

- a) Promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres.
- b) Support and work with State Bodies, private landowners, community and voluntary groups to successfully achieve the renewal and revitalisation of Limerick's towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of Main Streets and improve the public realm.

Askeaton is designated as a Level 4 Settlement within the Limerick Development Plan 2022-2028.

Askeaton Local Area Plan 2015-2021 (extended to February 2025)

Zoning: The site is zoned 'Residential'.

Policy H1

It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Askeaton town and to ensure that all residents can enjoy a safe and accessible environment.

Policy H 2

It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.

7.0 Appraisal

The proposed development is located on residential zoned land with the housing estate of Lismakeera, Askeaton. The proposal for an extension to a dwelling at this location is consistent with the policies and objectives of the Askeaton Local Area Plan 2015-2021(as extended) and the Limerick Development Plan 2022-2028.

The subject site is flat in nature with a slight elevation off the estate road and footpath. There is pedestrian access to the front and a private amenity area/garden to the front and rear with a boundary wall running along the southern site boundary. A low boundary wall separates the site from the footpath. From the most up to date flood map information, the site is not located in an area at risk of flooding and is not within the vicinity of a protected structure or recorded monument.

The site is occupied by a two storey semi-detached dwelling of 95.71sqm and is located at the end of a row of similar dwellings. The proposal provides for the construction of a single storey extension (46.73sqm) along the southern gable to accommodate two additional bedrooms and a bathroom internally connected to the existing dwelling. The front elevation has a monopitch roof at the same angle of the roof of the existing dwelling. The proposed finishes are to match those of the existing dwelling. The site is a large site with ample private amenity space remaining as a result of the extension. The extension is to the southern gable, therefore no impact in terms of overshadowing or overlooking of adjacent property.

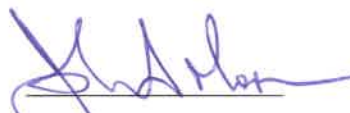
The existing boundary wall running along the southern site boundary is to be demolished and a new boundary wall will be built south along the side of the new extension. A new 0.9m wall will be constructed along the roadside boundary.

The dwelling size and room sizes comply with the DoEHLG publication Quality Housing for Sustainable Communities (2007) in relation to a 5 bedroom house to accommodate 7 people. The proposed unit is of high quality design and finished in painted render with a fiber cement slates to match the existing dwelling.

The proposal at this location is consistent with the policies and objectives of the Askeaton Local Area Plan 2015-2021(as extended) and the Limerick Development Plan 2022-2028.

8.0 Conclusion

Having regard to the foregoing evaluation and the reason and considerations as set out, the proposal is in accordance with the objectives of the Limerick Development Plan, 2022 - 2028 and the Askeaton Local Area Plan 2015-2021 (as extended) and the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended) the proposed development is recommended to the Elected Members of Limerick City & County Council for their approval.


Mr. John Moran
Mayor
Limerick City & County Council

Date: 25 Sept 2024

Limerick City & County Council

Re: Part 8 Proposal for the following:

Development at No. 11 Lismakeera, Askeaton, County Limerick for the construction of a two bed extension and all ancillary site development works.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the development of the construction of a two bed extension and all ancillary site development works at no. 11 Lismakeera, Askeaton, County Limerick.

The plans and particulars for the proposed development were placed on public display from 21st June 2024 until the 19th July 2024 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by ASH Ecology & Environmental.

An AA of the proposed development is not required as it can be excluded, on the basis of objective information provided in the Screening report, the scale of the development and the size of the site, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process. The Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

Order:

That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by ASH Ecology & Environmental makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for the development of a two bedroom extension to no. 11 Lismakeera, Askeaton, County Limerick.



John Moran

Mayor, Limerick City & County Council

Date: 25th Sept 2024

Limerick City & County Council

Re: Part 8 Proposal for the following:

Development at No. 11 Lismakeera, Askeaton, County Limerick for the construction of a two bed extension and all ancillary site development works.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the construction of a two bedroom extension and all ancillary site development works to No. 11 Lismakeera, Askeaton, County Limerick.

The plans and particulars for the proposed development were placed on public display from 21st June to the 19th July 2024 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing Planning Community and Local Government's "Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" (2003), Screening of the development for Environmental Impact was carried out by ASH Ecology & Environmental.

The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential impact on the environment of the project.

The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and an EIAR is not required. In conclusion, it is considered that the proposed development will not have any significant impacts on the environment given the scale of development and the size of the site. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

For the reasons outlined above it is considered that the proposal will not present a risk to the environment. As such this screening exercise concludes that an Environmental Impact Assessment is not required for this project.

Order:

That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by ASH Ecology & Environmental for Limerick City & County Council, makes a determination that an Environmental Impact Assessment will not be required to inform the construction of a two bedroom extension and all ancillary site development works at no. 11 Lismakeera, Askeaton, County Limerick.



John Moran

Mayor, Limerick City & County Council

Date: 25th Sept 2024 ,