



Planning Application Internal Report

Planning Ref: 248161
Applicant: Part 8
Development Address: Ballycummin Road, Raheen, Co. Limerick

Development Description: the construction of a three to five storey building to include 20no residential units [2no 5-bed ground floor community units; 1 no 1-bed ground floor unit; 9no 2-bed units and 8no 2-bed Universal Design units] to be accessed by a single stair and lift core; 1 no community room (32sqm) at ground floor and all ancillary spaces. The site works consist provision of the removal of 13no public car spaces to Ballycummin Road, provision of a new vehicular entrance, 15no new car spaces, a new covered bin store, 30no bike spaces, connection to existing watermain and foul sewer and the provision of an underground attenuation tank. The development includes the provision of planting and associated landscape works

Report Prepared By: Tony Carmody
Date: 14.11.2024

Comments:

1. Roads

- (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 applicant 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 applicant for written agreement with the Planning Authority in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
- (c) The Applicant shall address all problems raised with the stage 2 and 3 Audits in full and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled for acceptance by the Planning Authority.
- (d) The Applicant shall submit details of the proposed Audit Team for written agreement with the Planning Authority for approval prior to proceeding with the Audit.

- (a) 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.
- (b) The public EV chargers / charging spaces should be provided in accordance with the Department of Transport Guidelines - Draft Universal Design Guidelines for Electric Vehicle Charging Infrastructure. In particular, please note the site design guidelines and parking bay dimensions. The parking layout drawings should be updated having regard to the minimum EV parking bay dimensions.
- (c) Footpaths for the proposed development shall be in line with "TII Specification for Road Works Series 1100 – Kerbs, Footways and Paved Areas. Footpaths shall be continuous, suitably dished at all junctions, crossing points and include for appropriate tactile paving. The dishing of footpaths shall be constructed in accordance with the "Guidance on the use of Tactile Paving Surfaces Document".
- (d) Prior to any footpath construction the developer must make contact with Limerick City and County Council's Road Section to give a minimum of **two weeks** prior notice so that we can inspect these works on-site. Failure to do so will result in road cores being requested at the developers costs.
- (e) Kerbs on flat are not permitted for any development that maybe taken in charge by Limerick City and County Council.
- (f) 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.
- (g) Bond coat shall be included for between all bituminous to form adhesion between the layers. 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.
- (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 or footpaths shall be appropriately repaired in agreement with Limerick City and County Council.
- (i) Prior to any blacktop materials being laid the Applicant must make contact with Limerick City and County Council's Road Section to give a minimum of **two weeks** prior notice so that we can inspect these works on-site. Failure to do so will result in road cores being requested at the developers costs.

- (j) The depth of the capping layer will vary with the subgrade strength. CBR test results for the formation layer and all other construction layers prior to the laying of the bituminous layers shall be submitted for the written agreement with the Planning Authority for approval. The developer shall confirm if capping layer is required and what depth this shall be.
- (k) Kerbing Details (TII CC-SCD-01101 Traffic Management Guidelines from the Department of Transport)
- A raised lip of 0-6mm should be used for pedestrian crossings.
 - Kerb upstand can vary – generally 125mm upstand (precast kerbing) as this provides a clear definition of a segregated street environment.
- (l) The Applicants Consulting Engineers shall supervise the full construction of the proposed roads, footpaths, driveways and on street parking. Certification from a Chartered Bonded Engineer shall be submitted for the written agreement with the Planning Authority for the full road and footpath construction upon completion of any phase of the development and prior to any occupation.
- (m) The developer shall ensure that any planting within the proposed development does not interfere with sightlines.

2. Servicing

- (a) All service cables associated with the proposed development including electrical, communal television, telephone and street lighting cables shall be laid underground within the site. Under no circumstances shall the developer cut or otherwise interfere with the public road/footpath without a road opening licence.

Reason - In the interest of orderly development and the visual amenities of the area.

- (b) Prior to the commencement of development, the developer shall submit a site layout plan for utility ducting and manholes for broadband services etc. for the full development. The ducting shall be 100mm diameter uPVC and shall be provided to each housing unit. This Network shall be provided at the expense of the developer and shall be handed over to Limerick City & County Council upon completion of ducting.

Reason - In the interest of orderly development for the provision of Telecommunications Network Infrastructure.

3. Public Lighting Arrangements

- (a) The Applicant shall submit a revised lighting design in line with Limerick City and County Council's Public Lighting Specification for the written agreement with the Planning Authority within one month of the grant of planning permission.
- (b) The construction and maintenance of the Public Lighting and its infrastructure, notification to Limerick City and County Council for inspection, Lighting Engineer

inspection/certification shall be in line with Limerick City and County Council's Public Lighting Specification.

- (c) Lighting Design Engineer **must** submit certification to the Planning Authority to confirm that the lighting has been erected as per the approved design upon completion of any phase of the development and prior to the occupation of any units within any phase of the development.

Reason - In the interest of traffic safety, visual and residential amenity.

4. Surface Water & SuDs Management

- (a) Drawings and supporting information showing compliance with Limerick City and County Council's Surface Water & SuDs Specification shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of the development to include the following:

- Submit a detailed cross section through the permeable paving showing construction build up for each layer with clear specifications, which shall include for an overflow system.
- Submit a detailed cross section through the bioretention features showing construction build up for each layer with clear specifications, which shall include for an overflow system.
- Submit a detailed cross section through the swale showing construction build up for each layer with clear specifications, which shall include for an overflow system. This shall also include the side slope gradients; take into account how it will be maintained.
- Submit infiltration test results to demonstrate has suitable infiltration so that the parts of the proposed Surface Water & SuDS system that is to infiltrate to ground can achieve infiltration.

- (b) Minimum freeboard of 500mm shall be achieved on the FFL.

- (c) The same type road gully and storm manhole cover and frame shall be used throughout the development to avoid multiple opening types of keys and tools required to open the system for maintenance. Failure to adhere to this or agree an alternative with the Planning Authority will result in the manhole cover/frame and road gully being changed at the developers cost.

- (d) The construction of the Surface Water & 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.

- (e) The Applicants Consulting Engineers shall submit certification for the Surface Water/SuDs Specification that it has been constructed as designed upon completion of any phase of the development and prior to any occupation.

- (f) 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.
- (g) Upon completion of any phase of the development and prior to any occupation, 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.
- (h) 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.
- (i) 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.

5. General

- (a) As constructed drawings for the development must 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.
- (b) Upon completion of any phase of the development, the developer shall submit certification from all the service providers to the Planning Authority to confirm that all is in order such as:
- ESB, Eir, GNI, Virgin, Irish Water etc.

6. Construction Management Plan

- (a) During construction of the proposed development, the following shall apply-
- 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.
 - No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.
 - Adequate car parking facilities shall be provided on site for all workers and visitors.
 - Deliveries shall be off peak.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development.

- (b) 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.

- (c) Prior to commencement of development, a Construction Management and Delivery Plan for the construction of the development shall be submitted and agreed in writing with Planning Authority, which shall include noise, dust, vibration, and site specific traffic management plans (plans shall also be in drawing format).

Reason – In interest of public safety and residential amenity.

Recommendation:

Approval subject to conditions.

Signed

A handwritten signature in blue ink that reads "Tony Carmody". The signature is written over a horizontal line.

Tony Carmody

Date: **14.11.2024**