

An  
Bord  
Pleanála

**Board Direction**  
**BD-017019-24**  
**ABP-319325-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the information submitted with the application, to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site as set out in Limerick County Development Plan 2022 – 2028, would not seriously injure the visual or residential amenities of the area, would accord with the pattern of development in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>The development shall be carried out in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>(a) Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 and 1400 hours on Saturday and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>(b) Adequate car parking facilities shall be provided on site for all workers and visitors</p> <p>(c) 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.</p> <p>(d) Haulage Routes for construction and waste materials shall be agreed with the Planning Authority prior to the commencement of development.</p>


	<p><b>Reason:</b> To safeguard the residential amenities of property in the vicinity.</p>
3	<p>(a) A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points.</p> <p>(b) Accessible Car Parking Bays shall be in line with the Irish Wheelchair Association Best Practice Access Guidelines.</p> <p>(c) Road Markings shall be in accordance with "IS EN 1436 European Standard for Road Markings" and in accordance with the "Traffic Signs Manual". Road Signs shall be in accordance with "IS EN 1436 European Standard for Road Markings" and in accordance with the Traffic Signs Manual. All road markings and signage shall be maintained by the developer.</p> <p>(d) An external lighting plan shall be agreed with the Planning Authority Prior to the commencement of construction.</p> <p><b>Reason:</b> In the interests of traffic safety and climate change</p>

4	<p>The developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>
5	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health</p>
6.	<p>(a) The recommendations as set out in the Demolition and Waste Construction Management Plan submitted with the planning application shall be implemented in full.</p> <p>(b) Demolition waste shall be separated for recycling and concrete waste shall be re-used for the construction of the proposed development as appropriate, details in this regard shall be agreed in writing with the Planning Authority prior to the commencement of development</p> <p><b>Reason:</b> In the interests of sustainability</p>
7.	<p>The mitigation measures set out in Section 5 of the bat survey report submitted with the application shall be implemented in full.</p> <p><b>Reason:</b> To protect bats</p>
8	<p>The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works</p> <p>Tree removal shall only take place outside of bird nesting season i.e. August to April</p> <p>Works close to trees which are subject to protection shall be supervised by a qualified arborist/tree surgeon.</p> <p>All planting shall be adequately protected from damage until established.</p> <p>Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p><b>Reason:</b> In the interest of visual amenity and to protect nesting birds</p>



9.	<p>Prior to commencement of development the developer shall submit the following for the written agreement of the Planning Authority:</p> <p>(a)The Mobility Management Plan /WorkPlace Travel Plan shall be revised to confirm the name of the person appointed as Mobility Management Plan Coordinator to facilitate the site specific actions and measures required to promote and support sustainable travel patterns modes.</p> <p>(b)Revised plans to show the inclusion of male and female changing rooms, showers and lockers for staff within the proposed library building or at an alternative location to be agreed with the Planning Authority.</p> <p><b>Reason:</b> In the interest of sustainable transportation.</p>
10.	<p>Proper records shall be kept of all works undertaken. The record shall include Archival Standard Photographs taken before, during and after each stage of the work. Upon completion of the works, the supervising architect shall submit the two copies of the final report to the planning authority.</p> <p><b>Reason:</b> To protect the architectural heritage in the interest of the common good and the proper planning and sustainable development of the area</p>

**Board Member**



Joe Boland

**Date:** 17/07/2024