



An
Bord
Pleanála

Board Order
ABP-314754-22

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/1222

Appeal by Log na gCapall Residents Association care of Ger Blake of 40 Log na gCapall, South Circular Road, Limerick against the decision made on the 8th day of September, 2022 Limerick City and County Council to grant subject to conditions a permission to Voyage Property Limited care of Tom Philips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development for a nursing home at a site of circa 1.3 hectares. The development will be four storeys in height with a total gross floor area of circa 5,237 square metres, consisting of 123 number rooms, comprising 126 number bedspaces (120 number single rooms and three number double rooms) and ancillary facilities, including 777 square metres of day space. The development will also consist of soft and hard landscaping including 2,954 square metres of open space; 32 number surface car parking spaces (including three number electric parking spaces); bicycle parking; internal roads and pathways; boundary treatment including sloped embankments; SUDS measures including green roof; piped infrastructural services and connections; plant; revised tie-in arrangements to Log na gCapall (including road widening); waste management provision; public

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lighting; earthworks; and all site development and excavation works above and below ground, all at the south-eastern part of the former Greenpark Racecourse, Dock Road, Limerick. The site is principally bound by existing undeveloped lands to the north, south and west and the adjoining Log na gCapall Housing Estate to the east. The proposed nursing home will be accessed via Log na gCapall, via an existing access point. Further public notices were received by the planning authority on the 15th day of July, 2022.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Limerick Development Plan 2022-2028 and the location of the site, and the scale and quantum of development, as proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact adversely on existing residential amenity, would represent an appropriate design response to the site's context, would not lead to the creation of a traffic hazard or obstruction of road users, would increase permeability within the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11th day of July 2022, 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.

Reason: In the interest of clarity.

- 2 (a) Mitigation and monitoring measures outlined in the plans and particulars, including the Natura Impact Statement and Ecological Impact Assessment submitted with this application shall be carried out in full, except where otherwise required by conditions attached to this permission.
- (b) The developer shall make available a single document of the mitigation measures/recommendations relating to biodiversity that are outlined in the various documents that form part of the application, for the written agreement of the planning authority. This document shall include a programme for the implementation of the mitigation measures including any monitoring requirements by a suitably qualified ecologist shall accompany this document for written agreement at least five weeks in advance of site clearance works.

- (c) The developer shall appoint and retain the services of a qualified ecological consultant for the duration of the development. The consultant shall ensure that the mitigation measures recommended are implemented in full.

Reason: In the interest of protecting the environment and in the interest of public health.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900, Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. The developer shall comply with all requirements of the planning authority in relation to roads, access, signage, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:
- (a) The development shall not be occupied until such time as the access road from the Dock Road (R510) is completed to the written satisfaction of the planning authority.
 - (b) The existing vehicular gate at the end of the cul-de-sac at Log na gCapall shall be replaced with a new gate and kept the same width. The use of bollards is not permitted. The existing piers may have to be readjusted to facilitate these works. The new gate shall remain locked and only used in the event of the Dock Road (R510) access being temporarily inaccessible due to an incident.
 - (c) The cycle lane and pedestrian route from the ramp shall be a shared surface tied into the existing layout at the end of the cul-de-sac at Log na gCapall.
 - (d) A pedestrian route shall be included from the car parking areas to the building.
 - (e) The recommendations of the Road Safety Audit shall be addressed in full, prior to occupation of the proposed development.
 - (f) A minimum of 10% of car parking spaces shall be provided with electric vehicle charging stations or points, at least one of which shall serve a car club or car share space, and ducting shall be provided for all remaining car parking spaces to facilitate the installation of electric vehicle charging points or stations at a later date.
 - (g) The materials used in any roads/footpaths provided by the developer shall comply with the detailed standards of the planning authority for such road works.

- (h) A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interests of traffic, cyclist and pedestrian safety, to provide for and future proof the development and in the interests of clarity.

6. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs shall comply with the requirements of the planning authority and in all respects with the standards set out in the Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interests of pedestrian and traffic safety.

7. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, a properly constituted Management Company. This shall include a layout map of the permitted development showing the areas to be taken in charge and those areas to be maintained by the Management Company. Confirmation that this company has been set up shall be submitted to the planning authority prior to the first occupation of the building.

Reason: To provide for the satisfactory completion and maintenance of the development in the interest of residential amenity.

8. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

9. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a satisfactory standard of development.

10. The developer shall enter into water and wastewater connection agreements with Uisce Éireann, prior to commencement of development.

Reason: In the interest of public health.

11. (a) The site shall be landscaped in accordance with the submitted scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development and any plant materials that die or are removed within three years of planting shall be replaced in the first planting season thereafter.

- (b) Details of hard landscaping materials and boundary treatment shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure a satisfactory completion and maintenance of the development in the interests of residential and visual amenity.

12. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.

Reason: In the interests of amenity and public safety.

13. The construction of development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall provide details of intended construction practice for the development, including a detailed traffic management plan, and noise management measures.

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

14. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

15. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. 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, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

16. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

17. The developer shall pay to the planning authority a financial contribution 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 and Development Act 2000, as amended. The contribution shall be paid prior to 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and 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.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *16th* day of *May*, 2024.