

Section 179A - Planning Report

Proposing Department: Limerick City & County Council Housing Directorate

Proposed Development: The proposal will consist of Demolition of Existing Welfare Units and Installation of 11 new Welfare Units. Hard Landscaping Including: Extending Concrete Paving areas on each Bay, Bin stores, upgrading asphalt on entrance road, new asphalt areas to improve access. Upgrading of Perimeter and Bay Boundary Walls Including: Demolition and rebuilding of screen walls between bays, construction of new boundary bay walls for extended bay areas. Upgrading of Services where required. All associated site works

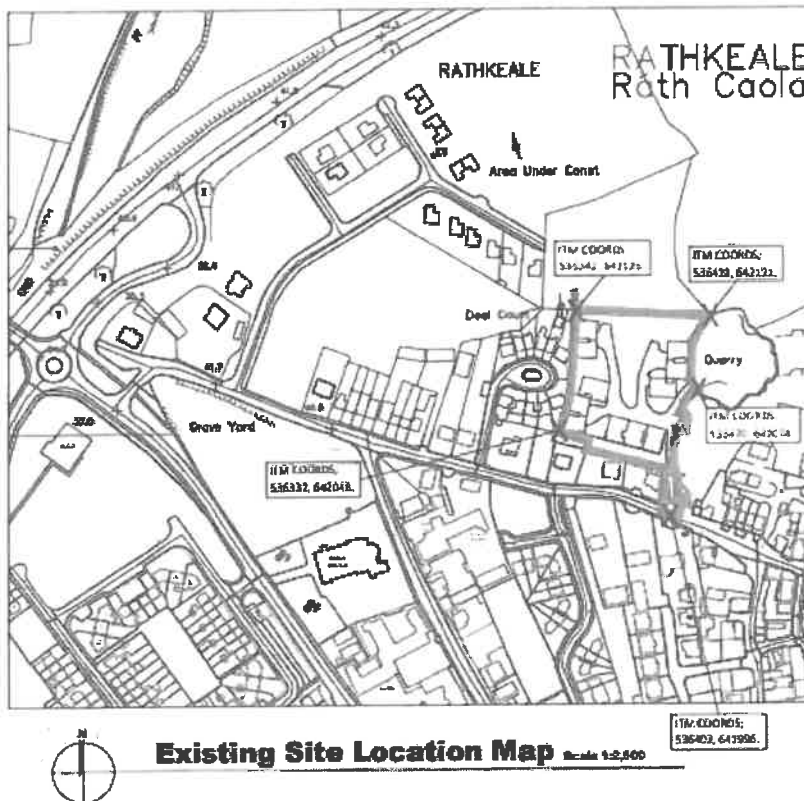
Site Location: Hillview Park, Rathkeale, Co. Limerick

Reference Number: 24/179002

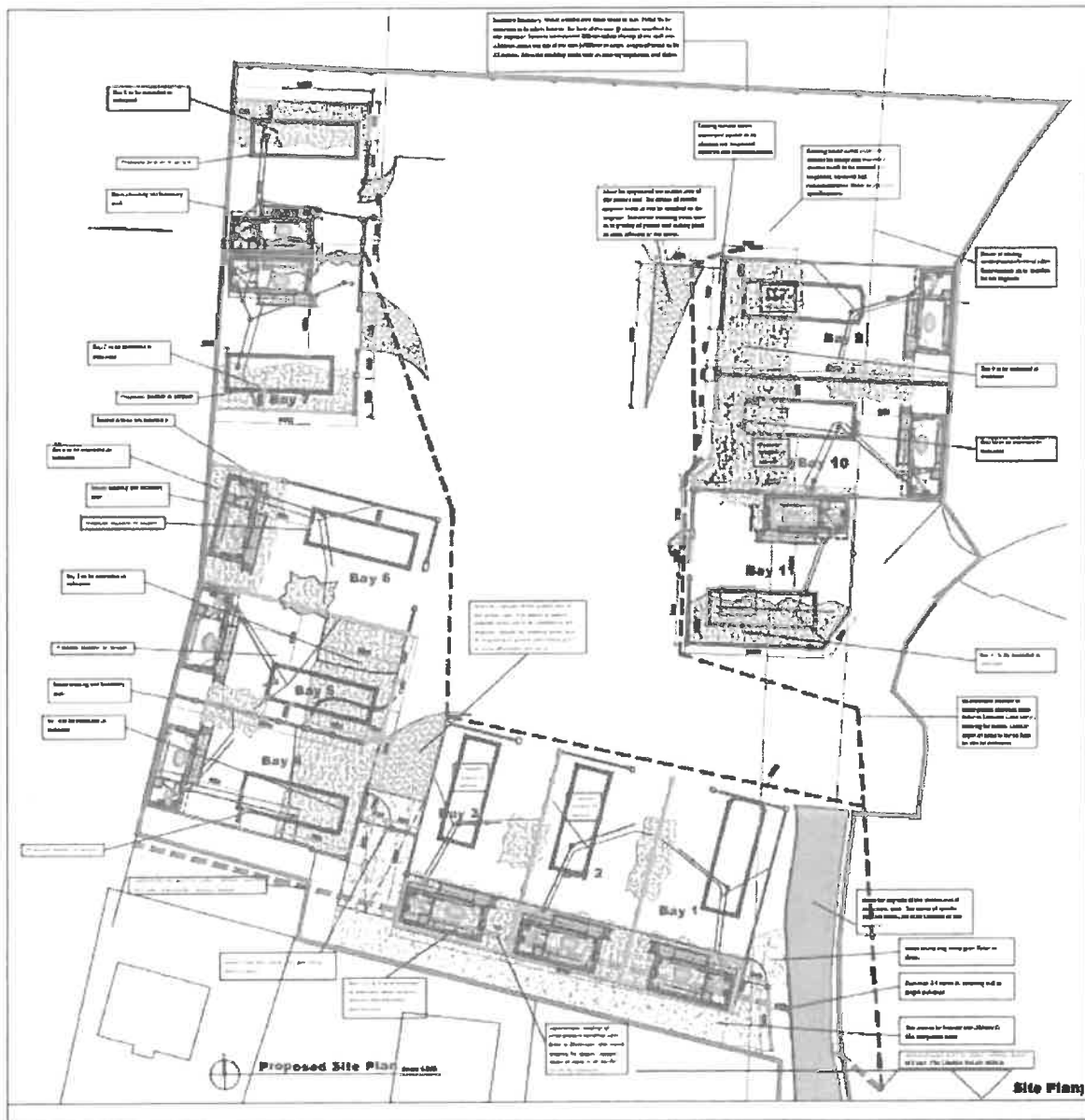
1. Introduction

This is a Section 179A proposal prepared by the Housing Directorate of Limerick City & County Council on lands located at Hillview Park, Rathkeale, Co. Limerick. The site is an existing Halting Site consisting of 11 bays and is zoned Existing Residential in the Rathkeale Local Area Plan 2023-2029. The site is accessed off L-6165.

Site Location - Hillview Park, Rathkeale, Co. Limerick



Site Layout



2. Public Consultation

In the matter of a screening for an Environmental Impact Assessment and in the matter of a screening for whether an Appropriate Assessment was required for the proposed development pursuant to Article 6(3) of Habitats Directive, the plans and particulars were placed on public display on 04th of June 2024 and submissions and observations were invited up to the 2nd of July 2024.

No submissions/observations were received on the proposal.

3. Planning History

There have been no previous applications at this site.

4. Key Policy Provisions

National Planning Framework

The National Planning Framework (NPF), part of Project Ireland 2040, is the Government's high-level strategic plan for shaping future growth and development was published in March 2018. The NPF sets out ten National Strategic Outcomes (NSOs) which the framework aims to deliver.

National Policy Objective 28 of the NPF is to "Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services."

The NPF states that Local authorities working with the travelling community will continue to address the specific needs of travellers, ensuring that targeted provision is achieved in line with those needs and that this is also incorporated into housing and traveller accommodation strategies, city and county development plans and local area plans

Housing for All – A new Housing Plan for Ireland

Housing for all – A new Housing Plan for Ireland sets out the Government's mission to tackle the Housing crisis while ensuring that the most vulnerable in our society remains a top priority for the Government.

Housing Policy Objective 8 – Increase and Improve accommodation for the Traveller Community

8.1 Work with Local Authorities and AHBs to improve the Ongoing DHLGH, LAs, quality and quantity of delivery of Traveller-specific AHBs accommodation

8.2 Introduce a new preferential Caravan Loan Scheme Q4 2021 DHLGH, LAs on a pilot basis in four Local Authorities in 2021 with a view to a full national rollout in 2022

8.3 Prioritise the implementation of recommendations Ongoing DHLGH contained within the Traveller Accommodation Expert Group Report

8.4 Prioritise implementation of the recommendations of the Ongoing DHLGH 'Independent Review of the Role of Social Workers and Personnel Employed by Local Authorities Specifically to Assist Travellers with their Accommodation Needs'

8.5 Explore with the Northern Ireland Housing Executive (NIHE) Q1 2022 DHLGH, NIHE the feasibility of an all island approach to the provision of a network of Transient Sites across the island of Ireland.

Limerick Development Plan 2022-2028

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 O17 Traveller Accommodation

It is an objective of the Council to:

- a) Support improvements in the quality and quantity of Traveller specific accommodation, in conjunction with the relevant agencies;
- b) Implement the Traveller Accommodation Programme 2019 – 2024 and any subsequent updates

Rathkeale Local Area Plan 2023-2029

Housing Strategic Policy

To deliver new residential development in accordance with the Settlement and Housing Strategy of the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and mixed mobility needs.

Objective H O7a

Facilitate appropriate accommodation for the Traveller community in accordance with the provisions of the Traveller Accommodation Programme 2019 – 2024 and any replacement thereof.

5. Habitats Assessment Screening

An Appropriate Assessment Screening Report has been undertaken by Ash Ecology & Environmental Ltd. for the proposed development. Their report concluded *'It is concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site as a result of the proposed works. A Natura Impact Statement (NIS) is not required'*. Having regard to the location of the scheme and the proposed upgrading of the site, the Executive is satisfied that the development as proposed should not exercise a significant effect on the conservation status of any Natura 2000 site either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

6. Environmental Impact Assessment

The application is accompanied by an EIA screening report undertaken by Ash Ecology & Environmental Ltd. This EIA Screening has been prepared in accordance with the guidance set out in the Office of the Planning Regulator's 'Environmental Impact Assessment Screening' practice note. It is determined that an EIAR is not required. Having reviewed the EIAR screening report the Executive is satisfied that the proposal as outlined does not require a sub threshold Environmental Impact Assessment.

7. Summary of key planning issues

Principle of Development

This proposal seeks the demolition of existing welfare units and installation of 11 no. new Welfare units and associated construction works on a site that is zoned existing residential in the Rathkeale Local Area Plan 2023-2029 and Limerick Development Plan 2022-2028. This is a fully serviced, appropriately zoned site within the town of Rathkeale, and this proposal is considered acceptable in principle.

Layout

The existing site consists of 11 no. welfare units in a site area measuring 0.66 ha in total. The density of the development is remaining the same. The installation of 11 no. new welfare units will be situated in individually extended bays which will allow enough separation distance between mobile units and welfare units to comply with Fire Safety Guidelines in Existing Traveller Accommodation. These welfare units will provide a kitchen/dining room and shower room for each bay. The welfare unit will have a maximum height of 3.955m and length of 8.850m. Further works include the construction of boundary and bay walls around each bay to comply with Fire Guidelines. Approximately 0.15ha of the total site area is provided as public open space, this will not change under the new proposal. The installation of a new bin store area is also proposed at the west of the site entrance.

Access and Traffic Safety

The entrance road to the site will be upgraded with new asphalt. There are small additional areas of roadways which have to be incorporated due to the extension of the bays and the consequent change to the entrances. The proposal is considered acceptable.

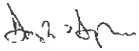
Flood Risk

The site is not situated within or close proximity to a flood zone.

8. Conclusion

The proposed development aims to improve facilities within the existing halting site at Hillview Park, Rathkeale, Co. Limerick. The proposed development is compliant with the Rathkeale

Local Area Plan 2023-2029, Limerick Development Plan, 2022-2028 and does not require a Stage 2 Appropriate Assessment or an Environmental Impact Assessment. Situated on lands zoned 'Existing Residential' where residential uses are permissible, the proposed development is considered to be in accordance with the applicable criteria of S.179A of the Planning and Development Act 2000 (as amended).

Executive Planner	Ella O'Brien	Date: 07 th August 2024
Signature:		
Senior Executive Planner	Donogh O' Donoghue	Date: 07 th August 2024
Signature:		

Limerick City & County Council

Proposed Development:

Permission for the development works that will consist of:

Demolition of Existing Welfare Units and Installation of 11 new Welfare Units. Hard Landscaping Including: Extending Concrete Paving areas on each Bay, Bin stores, upgrading asphalt on entrance road, new asphalt areas to improve access. Upgrading of Perimeter and Bay Boundary Walls Including: Demolition and rebuilding of screen walls between bays, construction of new boundary bay walls for extended bay areas. Upgrading of Services where required. All associated site works

Applicant: Limerick City & County Council Housing Directorate

Location: Hillview Park, Rathkeale, Co. Limerick

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the Demolition of Existing Welfare Units and Installation of 11 new Welfare Units. Hard Landscaping Including: Extending Concrete Paving areas on each Bay, Bin stores, upgrading asphalt on entrance road, new asphalt areas to improve access. Upgrading of Perimeter and Bay Boundary Walls Including: Demolition and rebuilding of screen walls between bays, construction of new boundary bay walls for extended bay areas. Upgrading of Services where required. All associated site works at Hillview Park, Rathkeale, Co. Limerick.

The plans and particulars for the proposed development were placed on public display from the 4th of June 2024 to the 2nd of 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 Ltd., Monine Kilfinane, Co. Limerick.

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, 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 Ltd., Monine Kilfinane, Co. Limerick 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 Demolition of Existing Welfare Units and Installation of 11 new Welfare Units. Hard Landscaping Including: Extending Concrete Paving areas on each Bay, Bin stores, upgrading asphalt on entrance road, new asphalt areas to improve access. Upgrading of Perimeter and Bay Boundary Walls Including: Demolition and rebuilding of screen walls between bays, construction of new boundary bay walls for extended bay areas. Upgrading of Services where required. All associated site works at Hillview Park, Rathkeale, Co. Limerick.



Dr. Pat Daly

Director General

Date: 12/8/24

Limerick City & County Council

Proposed Development:

Permission for the development works that will consist of:

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Applicant: Limerick City & County Council Housing Directorate

Location: Hillview Park, Rathkeale, Co. Limerick

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Limerick City & County Council is proposing the Demolition of Existing Welfare Units and Installation of 11 new Welfare Units. Hard Landscaping Including: Extending Concrete Paving areas on each Bay, Bin stores, upgrading asphalt on entrance road, new asphalt areas to improve access. Upgrading of Perimeter and Bay Boundary Walls Including: Demolition and rebuilding of screen walls between bays, construction of new boundary bay walls for extended bay areas. Upgrading of Services where required. All associated site works at Hillview Park, Rathkeale, Co. Limerick.

The plans and particulars for the proposed development were placed on public display from the 4th of June 2024 to the 2nd of 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 Ltd., Monine Kilfinane, Co. Limerick.

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 determines 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. All recommended mitigation measures and standard practices will be employed throughout the

construction and operation 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 Ltd., Monine Kilfinane, Co. Limerick for Limerick City & County Council, makes a determination that an Environmental Impact Assessment will not be required to inform the development of Demolition of Existing Welfare Units and Installation of 11 new Welfare Units. Hard Landscaping Including: Extending Concrete Paving areas on each Bay, Bin stores, upgrading asphalt on entrance road, new asphalt areas to improve access. Upgrading of Perimeter and Bay Boundary Walls Including: Demolition and rebuilding of screen walls between bays, construction of new boundary bay walls for extended bay areas. Upgrading of Services where required. All associated site works at Hillview Park, Rathkeale, Co. Limerick.



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Director General

Date: 12/8/24