



John T. Garrett & Associates
CONSULTING ENGINEERS | MEDIATORS | CONCILIATORS

25th January 2022

Mr. Michael Gabbett

Ballykeeffe

Mungret

Co. Limerick V94 NP76

Re: Existing accesses and services as per agreements made with and permitted by the Local Authority to facilitate development of your lands in Ballykeeffe and Bunlicky

Dear Michael,

In relation to the above I confirm that your files dating back to 1996 have been retained and referenced in this letter. I confirm that the lands are serviced with onsite manholes, connections or drains as appropriate for surface water and foul sewer services. There are accesses provided for all vehicles types already installed at two locations.

We are attaching herewith a sample record of documentation from our files confirming the preparedness of your land for development purposes.

The entrance off the N69 at Bunlicky was granted Planning Permission under Reference Number 04/372 in 2004 and constructed by you. Copy of Planning Permission and layout drawing attached marked with the letter A.

This entrance formed a key junction which provided the opportunity to serve adjoining zoned lands. Joined up thinking between landowners was actively encouraged by the Senior Planner who facilitated a meeting at the offices of the Local Authority in 2010. In this regard we attach herewith letter dated 18th May 2010 (marked with the letter B) and it is particularly important to note that the area is referred to as a **Special Development Node**.

The Southern Environs Local Area Plan (2011-2017 and extended to 2021) indicated the junction from the N69 playing a key role in the interconnectivity with other lands from the Ballinaclogh River to the east right out to Moore's Lane to the west and the lands were zoned Enterprise and Employment, and Industrial with a fringe of semi-natural open space adjacent to the Ballinaclogh River. See attached map marked with the letter C.

We would also point out that the entrance off the N69, was intended on the above zoning map to connect to an access on the southern side of the motorway mainline off the Ballykeeffe Boreen.

We would add that agreement was also reached with the Local Authority for the connection of a **foul sewer** from the Bunlicky lands into the foul sewer in the Recycling Centre. This connection is insitu. See attached letter dated 22nd December 2005 marked with the letter D.

Agreements (as outlined in attached **letter dated 22nd April 2004** marked with the letter E) were made with the Local Authority. These included the installation of **surface water and foul sewer connections** within your lands providing easy access to these for development purposes. Please refer to drawings marked with the letters F and G respectively. In relation to access, Item 1 in that letter relates to the entrance onto the realigned Ballykeeffe Boreen which has been provided. This is designed to cater for all vehicle types including heavy goods vehicles on the southern side of the motorway mainline off the Ballykeeffe Boreen. See attached drawing marked with the letter H.

The Local Authority undertook to take cognisance of **hydrological studies** undertaken by Limerick City Council and Limerick County Council in order to provide positive drainage solutions where possible. This has been appropriately dealt with and access to surface water drainage is also available within your lands – Reference Item 4 in letter dated 22nd April 2004 and drawing marked with the letter F referred to above.

Item 8 deals with foul sewer drainage which states that a foul sewer branch will be provided into the retained land from manhole F703 as indicated on Figure UT003 in Volume 3 (Geometric drawings) of the EIS. This too has been attended and we attach drawing of same marked with the letter I.

This office, other hydrological and planning experts have advised throughout the years and made various submissions to Limerick County Council (now Limerick City and County Council). The entire team have always remained cognisant and respectful of **climate change** and associated hydrological challenges.

This office, with the support of other expert advisors remains convinced that engineering solutions can be designed for all hydrological challenges in the area. Any planning application will require comprehensive detailed design to ensure that society and the local community is served ethically and not put at risk.

The motorway and the tunnel beneath the River Shannon have been constructed with infrastructure to protect the tunnel and neighbouring lands and similar consideration can and will be given to your lands if appropriate zoning as requested in the HRA submission supported by the Punch hydrological report is granted.

In considering the Manager's Report we would ask all Council members to consider the fact that the land is well serviced with accesses and utilities. The lands are in a good state of preparedness to facilitate development.

Our records show that you have been diligent in ensuring that the lands are properly serviced and prepared for development at this key nodal location as envisaged by the Local Authority for many years.

We would invite the Councillors to consider the lost opportunity to Limerick City and County if these lands surrounding a key nodal point are not appropriately zoned for the development of Limerick City and County. We would encourage the Councillors to visualise key development in this area that is in keeping with an area that is successful, thriving and provides an enjoyable place for people to work and live. Such development would be in full view of potential investors as they arrive from Shannon Airport at this gateway location on the National Primary Road Network at the entrance to Limerick city.

Your sincerely,



JOHN GARRETT
JOHN T. GARRETT & ASSOCIATES

Encl

LIMERICK COUNTY COUNCIL**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 2000****NOTIFICATION OF GRANT OF PERMISSION**

Michael Gabbett
C/o Jon Williams
White Young & Green
Eastgate House
Lock Quay, Limerick

PLANNING REGISTER NUMBER : 04/372

APPLICATION RECEIPT DATE: 11/02/2004

Permission for construction of road widening on N69 and vehicular access with associated site works at Bunlicky Mungret.

Further to the Order dated: 02/04/2004

A permission has been granted for the development described above subject to the 5 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 02/04/2004.

Signed on behalf of the said Council



(For) Director of Services

Date: 06/05/2004

Please note that the provisions of the Local Government (Planning & Development) Act, 2000 limits the duration of this planning permission to a period of five years from the date hereof.

A



Comhairle Chiontae Limerick
Limerick County Council

10 Piccadilly

Planning

t: 061 496334

f: 061 496006

County Council Offices

Health and Leisure

Enterprise Park

County Council

Limerick County Council

County Hall

Limerick

Co. Limerick

t: 061 496000

f: 061 496000

e: planning@limerickcoco.ie

18th May, 2010

M. Gabett,
C/o John T. Garrett & Associates,
Consulting Engineers, 3 Church Street,
John Square,
Limerick.

**Re: Meeting with regard to lands on and adjacent to the Special Development Node
as identified in the Southern Environs Local Area Plan, 2005**

Dear Sir,

Lands at and adjacent to Special Development Node

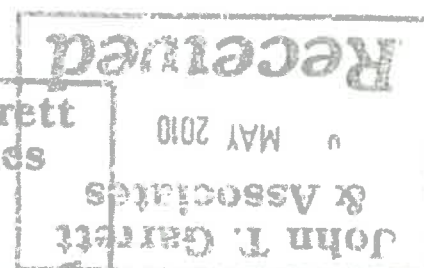
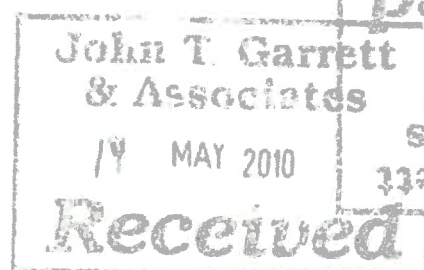
The Planning Authority has arranged a meeting with all of the above parties with an interest in the development of lands located at the intersection of Limerick Southern Ring Road with the Dock Road.

This area has been subject to a number of Masterplan proposals. Furthermore, the area adjacent is the subject of a Part 8 application for the development of lands for a 'Neighbourhood Park'. In the interest of proper planning and sustainable development, transparency and proper consultation with all interested parties, the Planning Authority has arranged a meeting and invited all those with an interest in the land to attend this meeting.

The meeting has been organised by Limerick County Council and will be held in the Planning Offices on Monday 31st May 2010 at 11.00 a.m.

The following are invited attendees as local landowners.

1. Irish Cement
2. Readymix limited
3. M. Gabett
4. M. Purcell
5. S. Braddish



B


Key personnel from the Planning, Water Services, Roads Department of Fimerick County Council and from the Road Design Office will also attend.

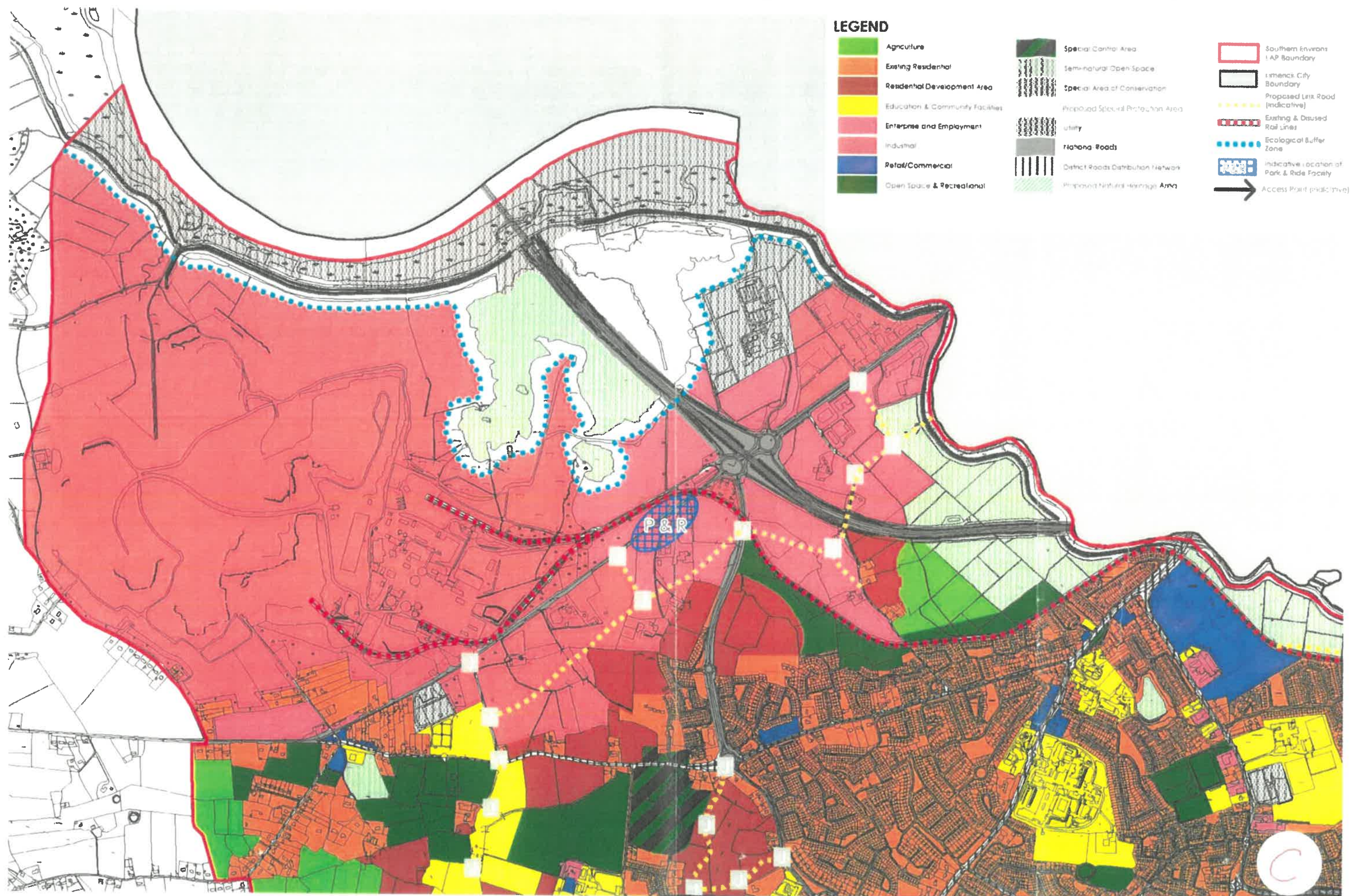
The following agenda has been proposed;

- Identify all lands in the area that relate to this Special Development Node (SDN).
- Clarify ownership/boundaries of each portion and their respective owners and interests.
- State all the related policies from the Southern Environs Local Area Plan (UD8, UD9 and CR4, CR5 and CR7) associated with the proposed lands including the protection of the Open Space and Recreational area.
- Identify opportunity/constraints of achieving these objectives.
- Allow each stakeholder to propose their vision masterplan for this SDN (10 minutes maximum presentation).
- Identify the areas of commonality/divergence that each proposal provides and those can be agreed.
- It should be noted that the review of the Southern Environs Local Area Plan has commenced.

I would be obliged if you would please contact the undersigned at 496594 to confirm if you are able to attend this meeting

Yours faithfully,


James Clune,
A Senior Executive Officer.





Limerick County Council

Environment

T: 061 496264

F: 061 496008

Limerick County Council
County Hall
Doonabock, Co. Limerick

Countess Road, Limerick
Halls of Justice
New, Doonabock, Limerick

T: 061 496008
F: 061 496008
E: environment@limerick.ie

WM/Rcy/CAS/Mun/pt8&Wayleaves

Environment Section

Registered Post

22 December 2005

Michael Gabbett
Ballykeefe
Limerick

Re: Proposed sewers for Recycling Centre and Dog Pound, Mungret - Wayleave Notices

Dear Sir,

Further to our letter on the above dated 8th June, 2005, I enclose an amended Wayleave Notice which corrects the address of lands owned by you from Skehacregguan to Bunlicky, County Limerick. This Wayleave Notice supersedes the previous one issued.

It is proposed to now proceed to construction in January, 2006, and in this regard, I am enclosing a statutory wayleave notice and accompanying map to enable the sewers to be laid over your land, which, it is understood, are owned by you.

The Council will pay compensation at the rate of €21.27 per linear metre plus €560.00 per chamber giving a total compensation of €6146.70. Payment can only be made, of course, on the production of adequate title to the property.

The council agrees to permit a connection to Manhole MHF100, shown on attached plan SK003/P1.

The Council will endeavour to ensure that the reinstatement works will be carried out to the highest standards. However, should additional damage occur, you will be entitled to seek compensation for any loss which, in default of agreement, will be determined by arbitration as provided for in the Sanitary Services Acts.

D

Limerick County Council

Mungret Recycling Centre and Dog Pound

LOCAL GOVERNMENT (SANITARY SERVICES) ACTS 1878-1964

WAYLEAVE NOTICE

WHEREAS the County Council of the County of Limerick, the Sanitary Authority for the said County, having offices at County Hall, Dooradoyle, Limerick (hereinafter called "the Council") propose, for the purpose of effectually draining the sanitary district comprising the County of Limerick and in particular for the purpose of carrying out the construction works under a scheme entitled Mungret Recycling centre and Dog Pound, to construct sewers within their district under virtue of the powers vested in the Council under section 18 of the Public Health (Ireland) Act, 1878 and in pursuance of every other power in that behalf them enabling.

AND WHEREAS for the purposes of constructing the said sewers it is necessary to carry the sewers into, through or under certain lands hereinafter referred to owned or occupied by you situate at Bunlicky, Mungret, County Limerick.

NOW THEREFORE TAKE NOTICE that the Council hereby give notice in accordance with Section 18 of the Public Health (Ireland) Act 1878 that they, or their agents or Contractors, in pursuance of the provisions of the said Act and in pursuance of every other power them enabling, at some time after the expiration of fourteen days from the date of service of this Notice, or on the first opportunity thereafter, will enter upon the said lands and will uproot the soil thereof and do all said acts and things as may be necessary to lay and construct sewers and manholes, valves, controls and fittings as indicated on the map attached hereto and extending over a length of 210 meters.

The Wayleave necessary for the construction of the said sewers and the Wayleave necessary for the maintenance of the said sewers are indicated on the map hereto drawing number 1987-4001.

Dated This

22nd day of Dec 2005

Signed

Approved Officer
Limerick County Council

To: Mr. Michael Gabbett
Ballykeefe,
Limerick,
Co Limerick.

154935
153775



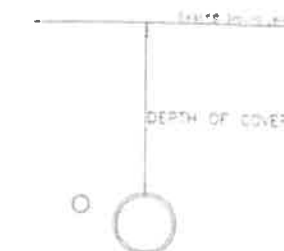
154475
154935

This is a Computer Generated Map drawn on the Largest Scale published by the Ordnance Survey

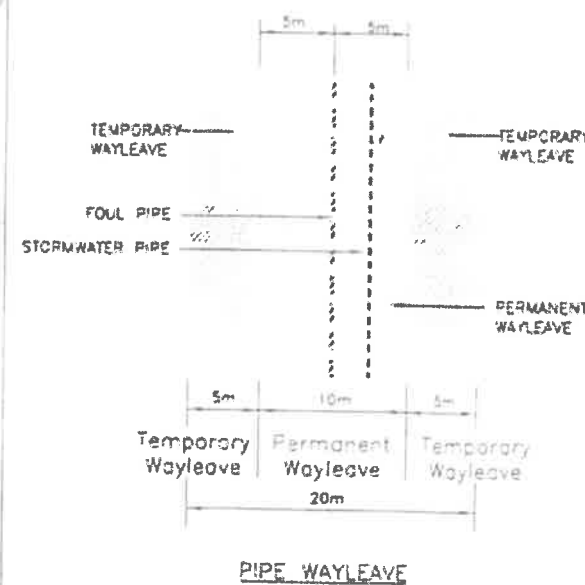
Licence No. EN000104 copyright Government of Ireland

DETAILS OF TWIN PIPES

Not to Scale



DEPTH RANGING FROM 1.2m TO 1.8m
Pipe Size Foul - 225mm & 300mm CONCRETE PIPE
Pipe Size Stormwater - 1350mm CONCRETE PIPE



INFORMATION FROM LIMERICK OS MAP 4742-C & 4742-D

WAYLEAVE TO BE ACQUIRED FROM MICHAEL GABBETT

10m WIDE PERMANENT WAYLEAVE OUTLINED AND HATCHED IN YELLOW
10m WIDE TEMPORARY WAYLEAVE, OUTLINED AND HATCHED IN GREEN
PROPOSED PIPE SHOWN IN RED
LENGTH OF WAYLEAVE TO BE ACQUIRED 210m

Rev	Date	Description	By	Chkd

Client
LIMERICK COUNTY COUNCIL

Project
MUNGRET CIVIC AMENITY FACILITY

Title
PIPELINE WAYLEAVE

Prepared by
S. Mc A.

Checked by
DD

Date
JAN 05

Project Director
L.E. WALDRON

Scale
1:2500

TOBIN
Consulting, Civil and Structural Engineers
Buckingham Place, Heavitree Quay, Limerick, Ireland
Tel: +353 (0)61 415757
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e-mail: tobin@tobin.ie

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Drawing No
1987-4001

REVISION

0



Limerick Southern Ring Road Phase II

incorporating a fourth river crossing

22nd April 2004

Our Ref: 02_51_06_22/23H

Mr John Garrett
John Garrett & Associates
Consulting Engineers
3 John's Square
Limerick

RE: LIMERICK SOUTHERN RING ROAD PHASE II
LANDOWNER: MICHAEL GABBETT – CPO REF. NOS. 22 & 23

Dear John

Further to our meeting today in the Kilmurry Lodge Hotel and further to my letter dated 10th April 2004 and 21st April 2004, we confirm as follows:

1. Access: The Council will provide access to the retained lands to the south of the proposed mainline by means of an entrance onto the realigned Ballykeeffe Boreen as shown in the Council's access drawing.

The Council will construct the entrance to the C.P.O. boundary.

The Council will continue the 2m wide footpath from the southern end of the proposed bridge to the C.P.O. boundary along the entrance. The access has been designed to cater for all vehicle types including heavy goods vehicles.

2. Overpass: The Council will provide a cattle pass on the western side of the proposed Ballykeeffe Boreen overbridge to facilitate stock movement between the land parcels. The details of such are shown on Figure BR-006 in Volume 3 of the E.I.S.

Mid West National Road Design Office
Limerick County Council
Mungret College, Limerick

Oifig Dearadh Bóthar
Náisiúnta an Mheáin Iarthair
Comhairle Chontae Luimnigh
Coláiste Mhungairit, Luimneach

Telephone: 061-227382

Fax: 061-226259

e-mail: info@midwestnrd.co.uk



Limerick Southern Ring Road - Phase II
A joint project of Limerick County Council, Clare County Council
and Limerick City Council in partnership with the National Roads Authority

Cuairbhóthar Dhruceart Luimnigh - Céim II

Comh-Thionscnamh le roidhí Comhairle Chontae Luimnigh, Comhairle Chontae an Chláir,
Comhairle Cathrach Luimnigh agus le haidmheiríocht leis an Udarás um Bhóithre Náisiúnta



A NATIONAL DEVELOPMENT PLAN PROJECT



3. Rock Breaking/Blasting: Where rock breaking is to take place in the vicinity a pre-works survey will be carried out and vibration monitors installed.

This relates to the residential building and adjoining farm building located to the north of the proposed mainline. A pre-works survey of the underground slurry tanks subject to the landowner emptying same prior to inspection will be included. The programming of this to be agreed with the landowner.

4. Drainage: Existing drainage of the retained lands not to be impaired and not to result in any additional flooding as a consequence of the proposed works. Detailed drainage design will be carried out during detailed design stage. Your client's concerns regarding existing drainage problems in the catchment is noted. In recent years Limerick County Council and Limerick City Council have undertaken hydrological studies and capital drainage works on the catchment your client's land is within. The detailed drainage design will take cognisance of these studies in order to provide positive drainage solutions where possible.

Consultation on land drainage will take place with individual landowners at detailed design stage.

5. Landscaping: Your client will be consulted during landscaping design on landscaping issues.

6. Water (Stock): The Council will stress to the contractor the need not to disturb the function of the existing water courses/mains with the intention of maintaining the current water quality for stock consumption purposes.

Because of the nature of the works at the Ballykeeffe road bridge an alternative water supply from the vicinity of the Dock Road will be provided to the Gabbett retained property prior to commencement of the works.

7. Temporary Disturbance: All temporary fencing to be stock proof and maintained by the contractor. Temporary access across the proposed mainline will be provided and maintained in a functional condition during construction.

8. Foul Sewer Drainage: A foul sewer branch will be provided into the retained land from manhole F703 as indicated on Figure No. UT-003 in Volume 3 (Geometric Drawings) of the E.I.S.

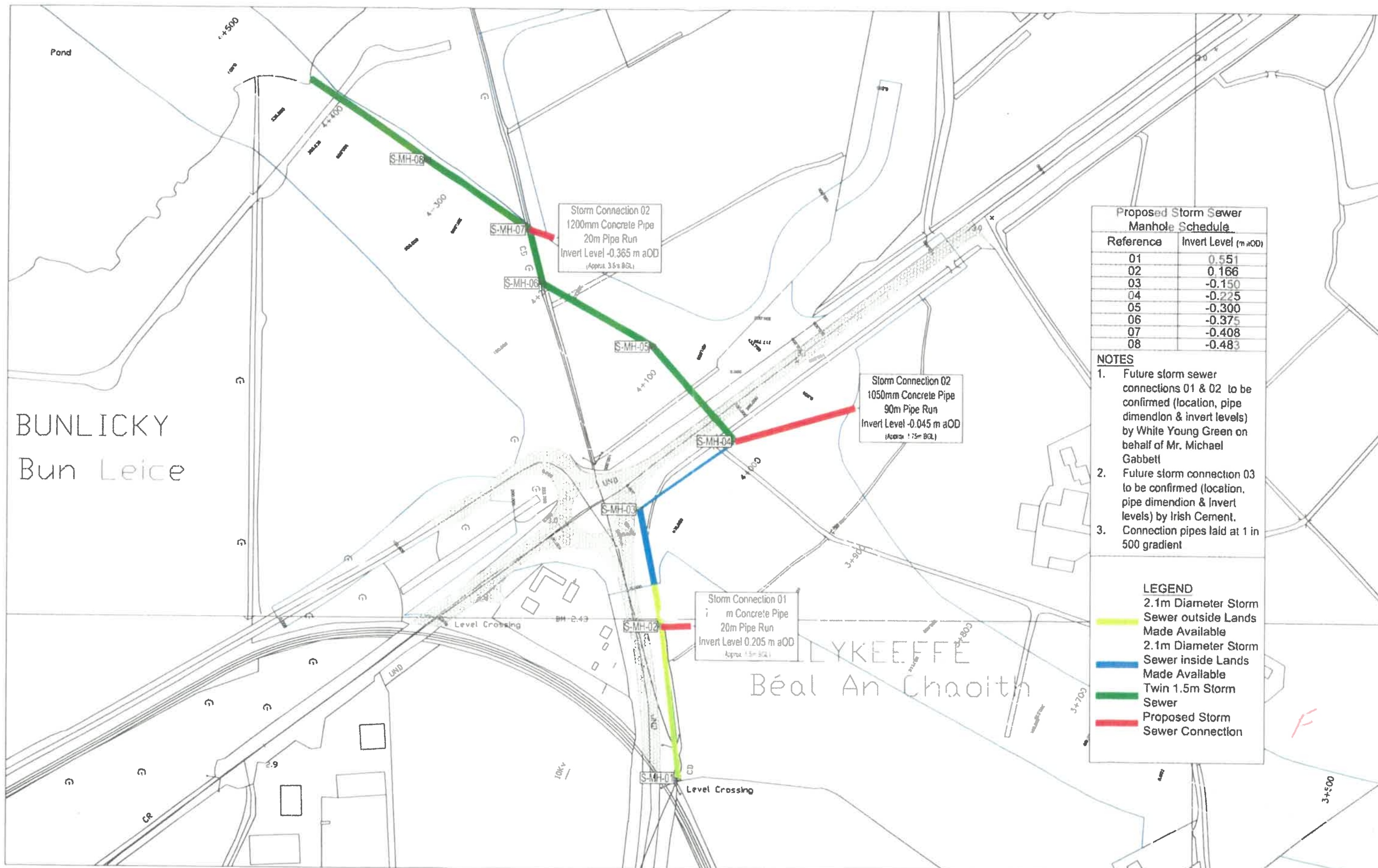
9. Access to the eastern side of Ballykeeffe Boreen: The Council will provide an access into the retained lands from service road no. 1 (indicated on Figure No. GE-02) in Volume 3 (Geometric Drawings) of the E.I.S. provided this is agreed with the adjoining landowners. A gate will also be provided on the Ballykeeffe Boreen if required by the landowners.

10. Accommodation Works: A fuller discussion/negotiation will take place at the appropriate time in relation to accommodation works.

Yours sincerely


JARI HOWARD
SENIOR EXECUTIVE ENGINEER

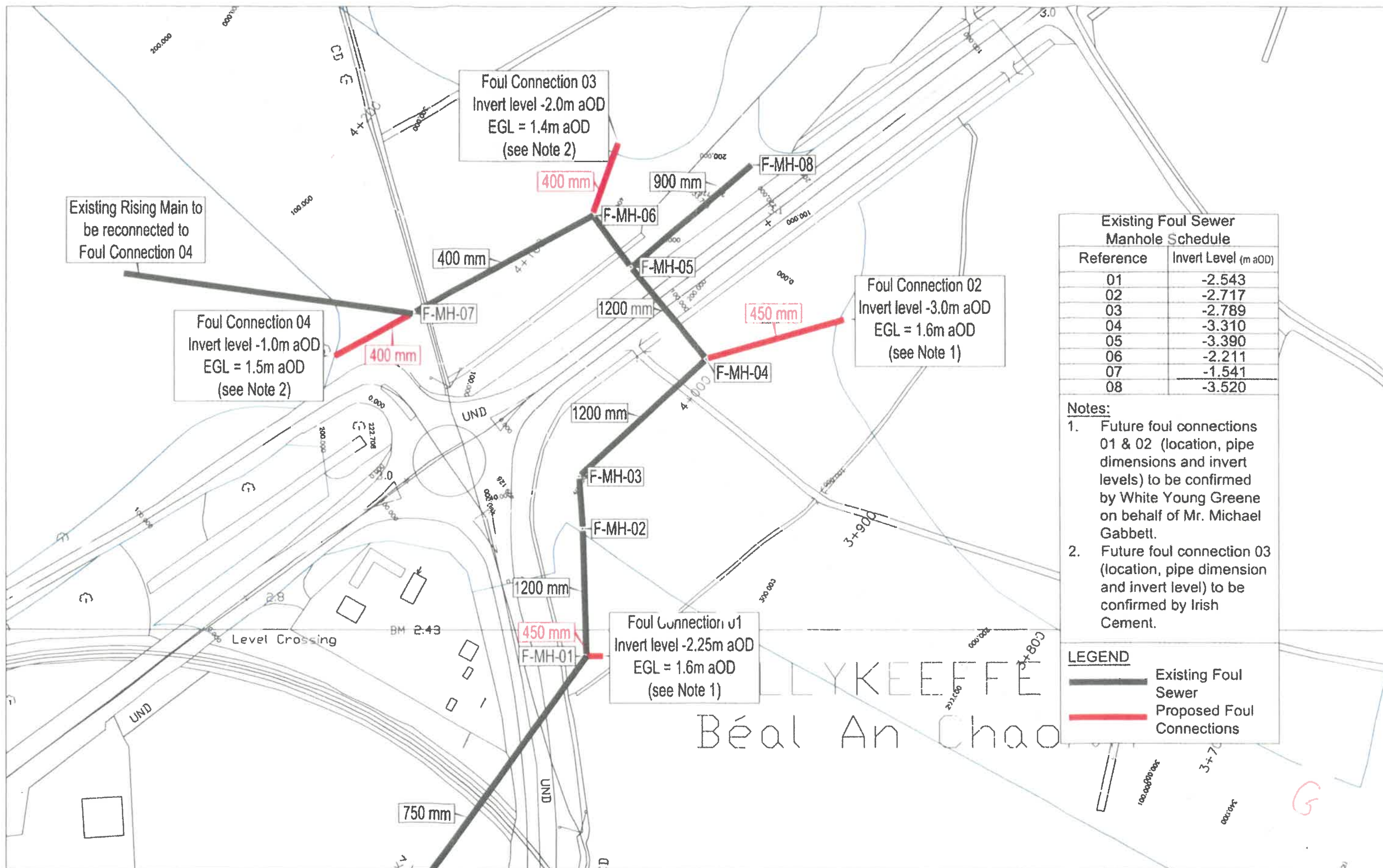
c c. Mr Edward J Bolger



Proposed Storm Sewer Manhole Schedule	
Reference	Invert Level (m aOD)
01	0.551
02	0.166
03	-0.150
04	-0.225
05	-0.300
06	-0.375
07	-0.408
08	-0.483

- NOTES**
1. Future storm sewer connections 01 & 02 to be confirmed (location, pipe dimension & invert levels) by White Young Green on behalf of Mr. Michael Gabbett
 2. Future storm connection 03 to be confirmed (location, pipe dimension & invert levels) by Irish Cement.
 3. Connection pipes laid at 1 in 500 gradient

- LEGEND**
- 2.1m Diameter Storm Sewer outside Lands Made Available
 - 2.1m Diameter Storm Sewer inside Lands Made Available
 - Twin 1.5m Storm Sewer
 - Proposed Storm Sewer Connection



Existing Foul Sewer Manhole Schedule	
Reference	Invert Level (m aOD)
01	-2.543
02	-2.717
03	-2.789
04	-3.310
05	-3.390
06	-2.211
07	-1.541
08	-3.520

Notes:

1. Future foul connections 01 & 02 (location, pipe dimensions and invert levels) to be confirmed by White Young Greene on behalf of Mr. Michael Gabbett.
2. Future foul connection 03 (location, pipe dimension and invert level) to be confirmed by Irish Cement.

LEGEND

- Existing Foul Sewer
- Proposed Foul Connections

Rev	Date	By	For	Appr
001	24/08	CM	For Information	
002	01/09	CM	For Information	

Project Title: LIMERICK TUNNEL PPP CONTRACT		Status:
Drawing Title: Dock Road Foul Sewer Proposals		For Information
Drawn: CM	For Use: CMcNDG0063	Drawing No: 01
Approved: CM	Date: August 2008	Rev: D02

MANHOLE
+4.133m
+2.998m

