



01 | Site Location Map
1 : 10,560

Description:
Historic 6" Latest Edition

Publisher / Source:
Ordnance Survey Ireland (OSi)

File Format:
Tagged Image File Format (TIFF)

File Name:
R_50162528_1.tif

Clip Extent / Area of Interest (AOI):
LLX.LLY= 521276.2467,643929.4019
LRX.LRY= 528286.2467,643929.4019
ULX.ULY= 521276.2467,649123.4019
URX.URY= 528286.2467,649123.4019

Projection / Spatial Reference:
IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y = 524781.2467,646526.4019

Data Extractions Date:
17-Dec-2020

Product Version:
1.3

License / Copyright:
Ordnance Survey Ireland 'Terms of Use' apply.
Please visit 'www.osi.ie/about/terms-conditions'.
© Ordnance Survey Ireland, 2020



PROJECT:	House at Shanid Tower, Shanagolden Co. Limerick
CLIENT:	Fionn Corcoran
DRAWING TITLE:	Site Location Map
JOB REF:	CN6N DRAWING NO: P01
STAGE:	Planning APPROVED: CC
DATE:	15/01/2021 SCALE: @A3 REV: 1

CENg
Consulting
Engineers

C Casey Consulting Engineers Ltd

LEGEND

- Site Boundary
- Site Notice Location

Note:
Digital OS Map
Order No: #50162528
Coordinates: 524781,646526

File Format:
Autodesk AutoCAD (DWG_R2013)
File Name:
v_50162528_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 524366.2467,646218.9019
LRX,LRY= 525196.2467,646218.9019
ULX,ULY= 524366.2467,646633.9019
URX,URY= 525196.2467,646833.9019

Projection / Spatial Reference:
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 524781.2467,646526.4019

Reference Index:
Map Series | Map Sheets
1:2,500 | 4920-A
1:2,500 | 4920-C
1:5,000 | 4920

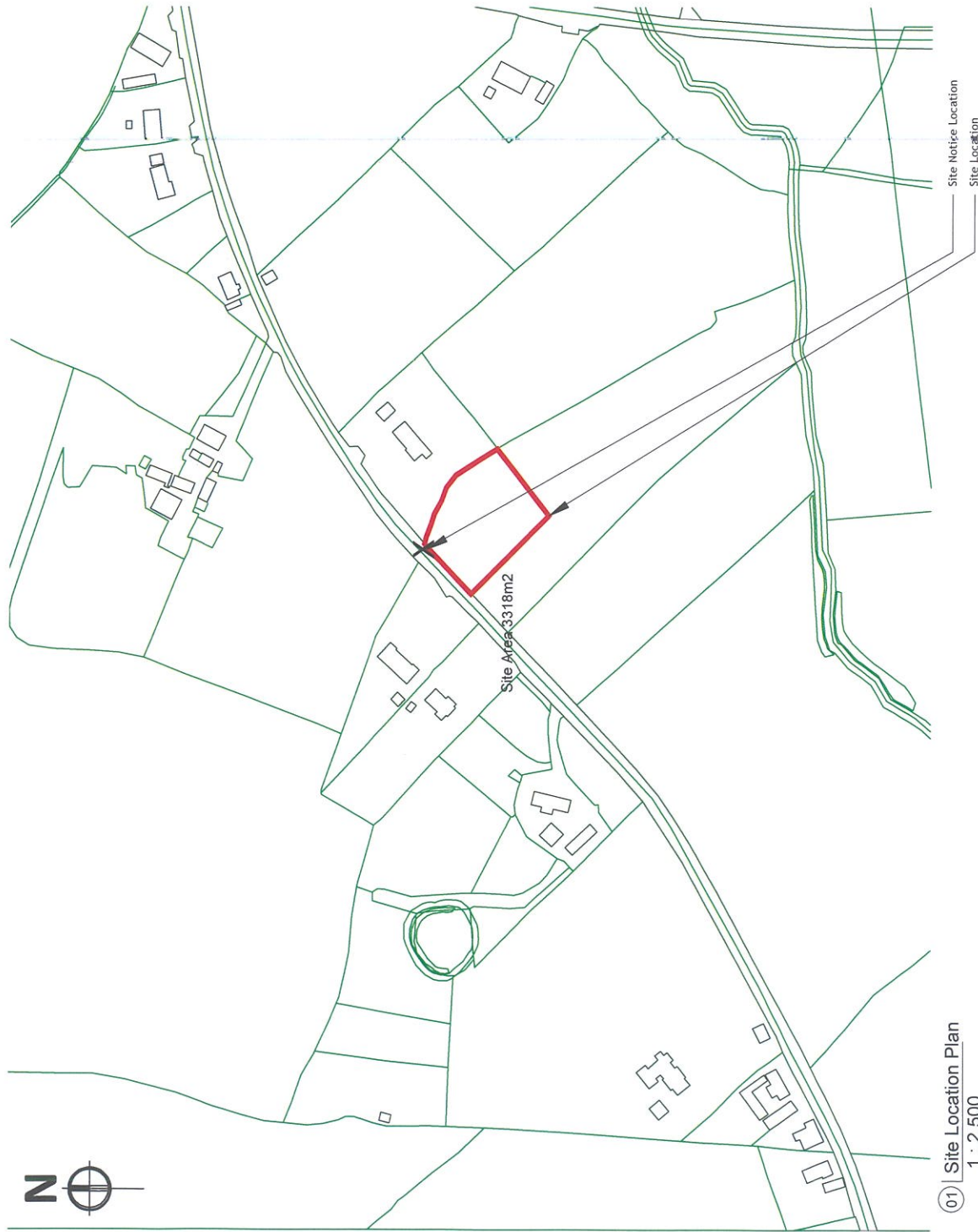
Data Extraction Date:
Date= 17-Dec-2020

Source Data Release:
DCLMS Release V1.135.111

Product Version:
Version= 1.3

License / Copyright:
Ordnance Survey Ireland 'Terms of Use' apply
Please visit 'www.os.ie/about/terms-conditions'

© Ordnance Survey Ireland, 2020

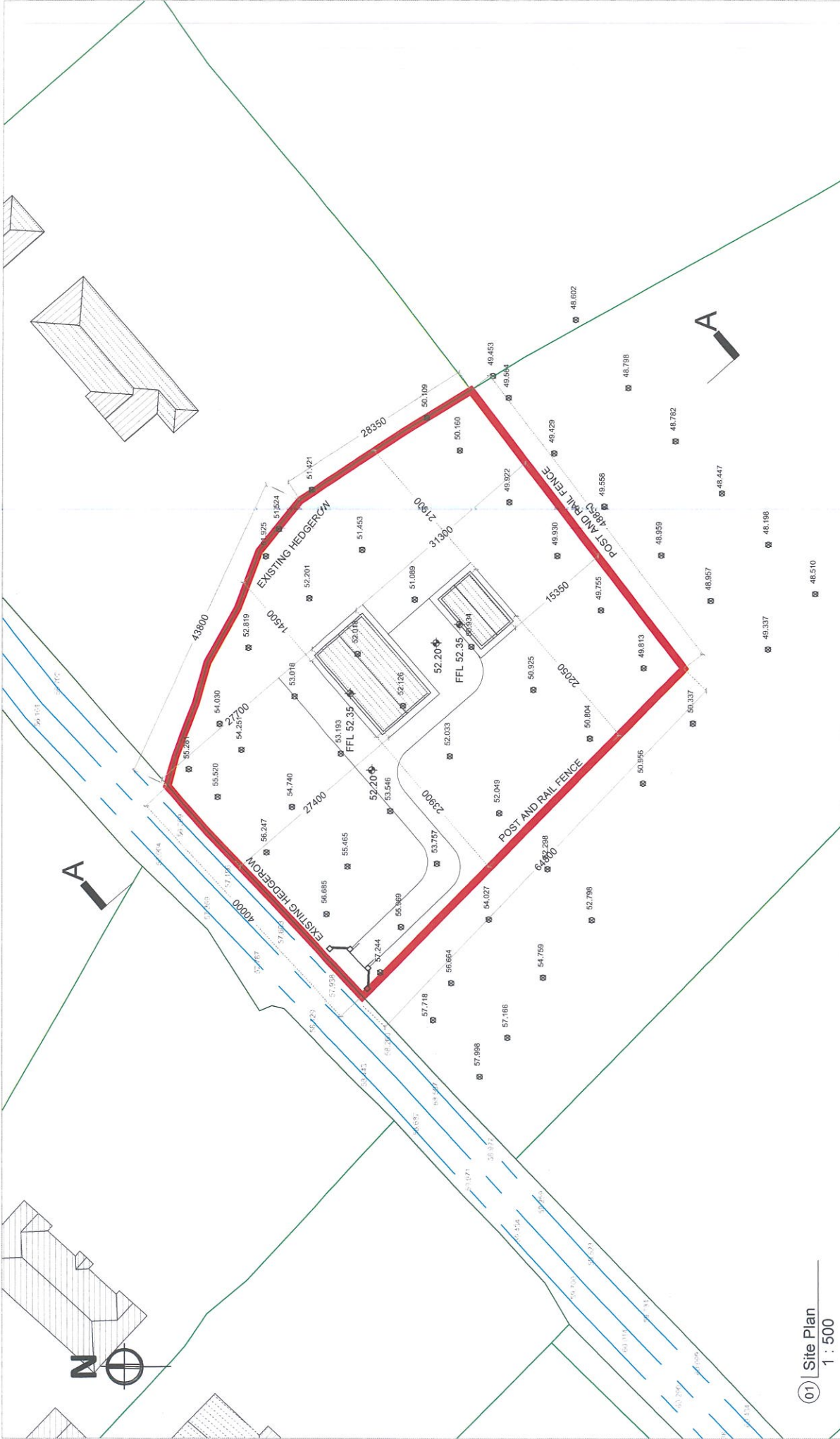


LEGEND
Site Boundary
X Site Notice Location

Note:
Digital OS Map
Order No: #50162528
Coordinates: 524781,646526

C Casey Consulting Engineers Ltd

PROJECT:	House at Shanid Lower, Shanagolden Co. Limerick		
CLIENT:	Fionn Corcoran		
DRAWING TITLE:	Site Location Plan		
JOB REF:	DRAWN: CMcN	APPROVED: CC	DRAWING NO: P02
STAGE:	Planning	APPROVED: CC	SCALE: @A3
DATE:	15/01/2021	SCALE: @A3	REV: -

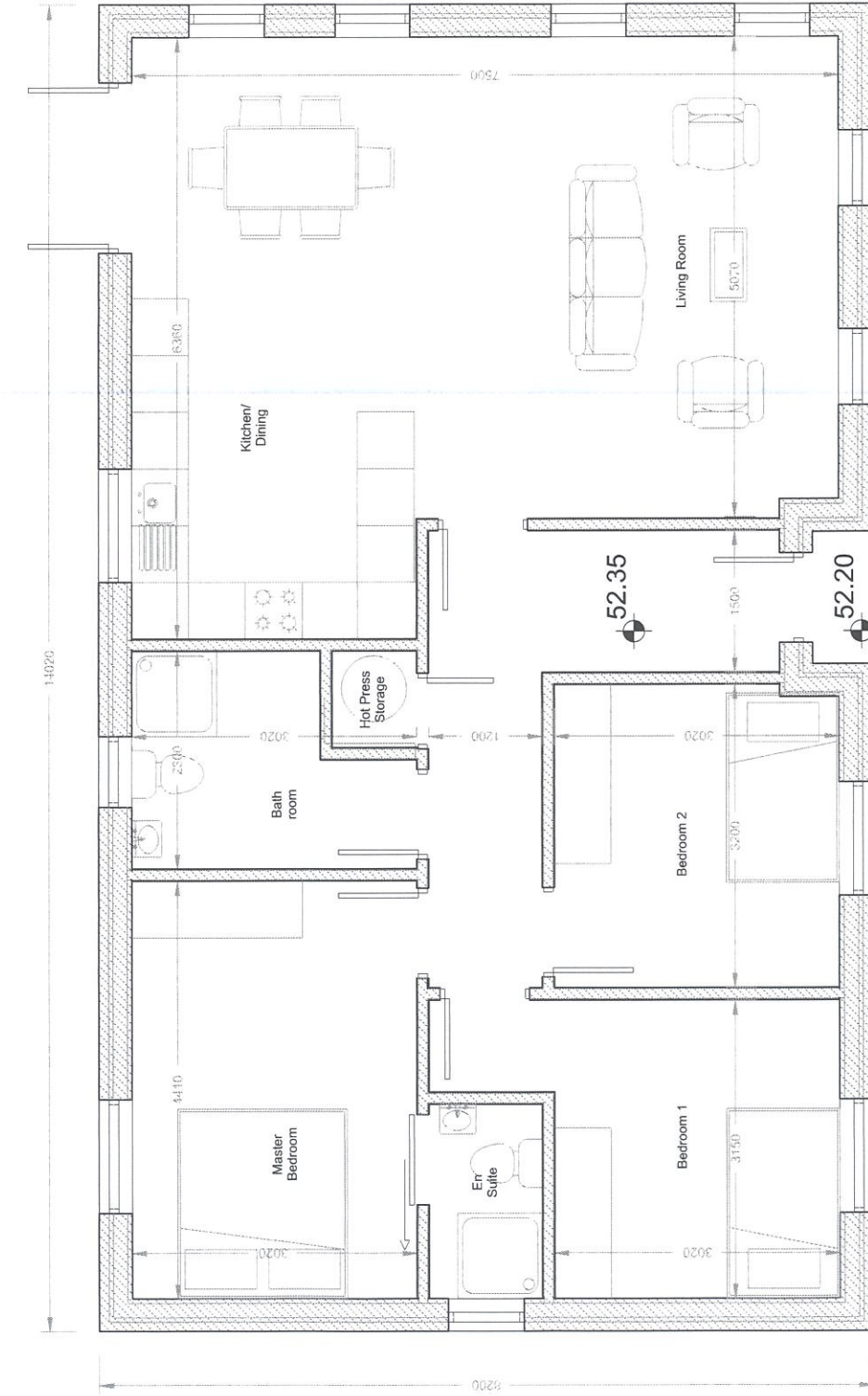


01 | Site Plan
1 : 500

LEGEND
 ⓧ xx.xx Levels
 — Site Boundary

PROJECT:	House at Shanid Tower, Shanagolden Co. Limerick
CLIENT:	Fionn Corcoran
DRAWING TITLE:	Site Plan, Proposed
JOB REF:	DRAWN: CMcN DRAWING NO: P04
STAGE:	Planning APPROVED: CC
DATE:	15/01/2021 SCALE: @A3 REV: -

CENg Consulting
 Engineers
 C Casey Consulting Engineers Ltd



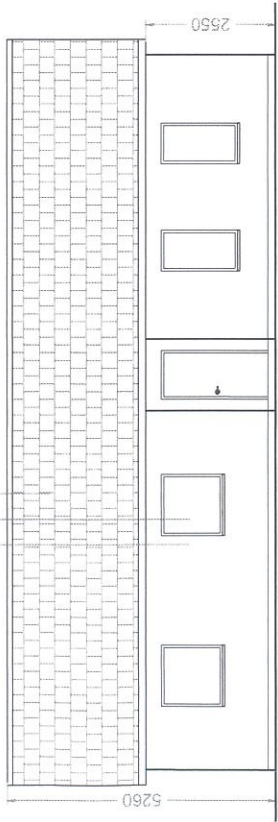
01 | Ground Floor Plan
1 : 100

LEGEND
 ◊ xxxx Levels
 — Site Boundary

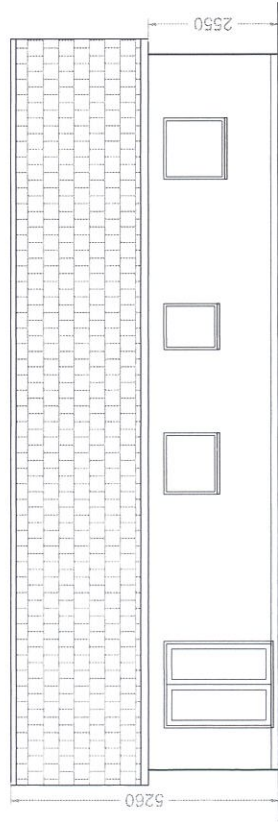
PROJECT:	House at Shanid Lower, Shanagolden Co. Limerick
CLIENT:	Fionn Corcoran
DRAWING TITLE:	Ground Floor Plan
JOB REF:	
STAGE:	Planning
DATE:	15/01/2021
DRAWN:	CMcN
APPROVED:	CC
SCALE:	@ A3
DRAWING NO:	P05
REV:	

CENg Consulting
 Engineers
 C-Casey Consulting Engineers Ltd

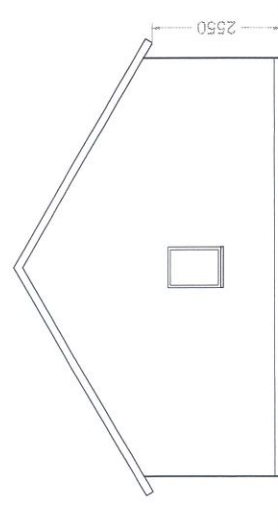
New fabric cladding
 Windows to adjust to site
 Street profile back



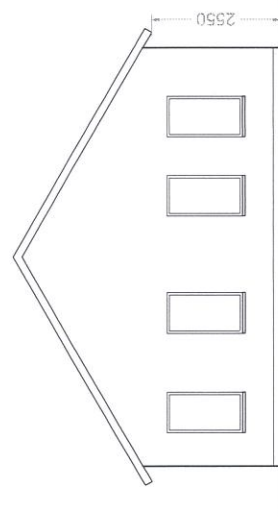
01 West (Front) Elevation
 1 : 100



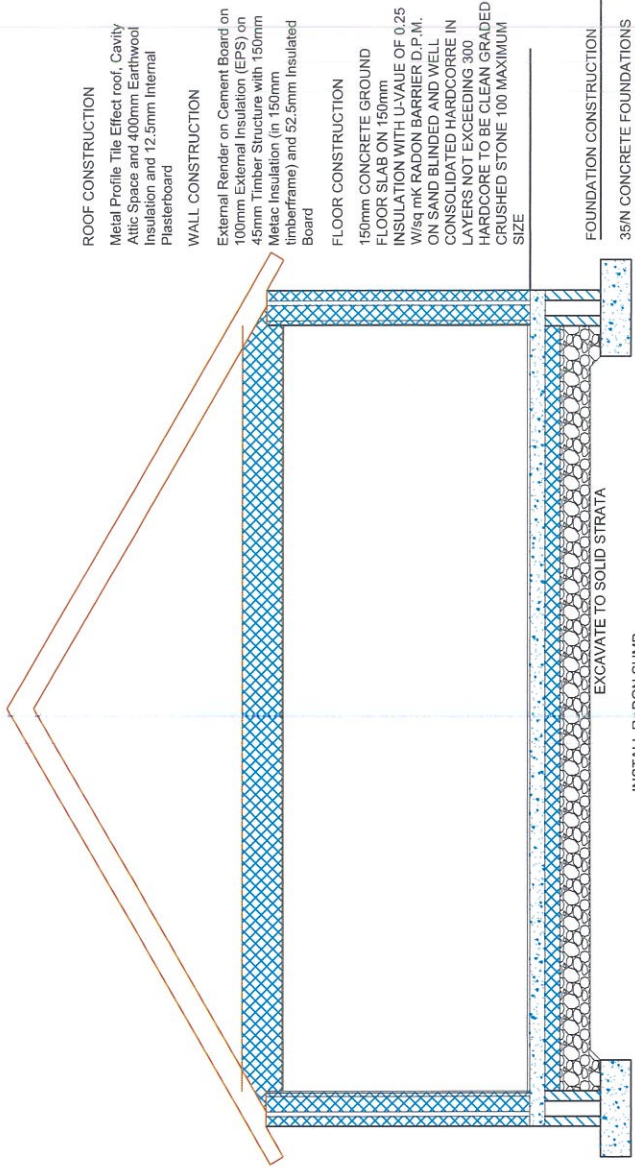
02 East (Rear) Elevation
 1 : 100



03 North Elevation
 1 : 100



04 South Elevation
 1 : 100



ROOF CONSTRUCTION
 Metal Profile Tile Effect roof. Cavity
 Air Space and 400mm Earthwool
 Insulation and 12.5mm Internal
 Plasterboard

WALL CONSTRUCTION
 External Render on Cement Board on
 100mm External Insulation (EPS) on
 45mm Timber Structure with 150mm
 Metac Insulation (in 150mm
 timberframe) and 52.5mm Insulated
 Board

FLOOR CONSTRUCTION
 150mm CONCRETE GROUND
 FLOOR SLAB ON 150mm
 INSULATION WITH U-VALUE OF 0.25
 W/sq mK RADON BARRIER D.P.M.
 ON SAND BLINDED AND WELL
 CONSOLIDATED HARDCORRE IN
 LAYERS NOT EXCEEDING 300
 HARDCORE TO BE CLEAN GRADED
 CRUSHED STONE 100 MAXIMUM
 SIZE

FOUNDATION CONSTRUCTION
 35N CONCRETE FOUNDATIONS
 REINFORCED WITH A393 MESH
 ADEQUATELY TIED AND LAPPED

EXCAVATE TO SOLID STRATA

INSTALL RADON SUMP
 FIT 3 NO. 100 PERFORATED PVC FLEXIBLE PIPES IN
 HARDCORE & 1 NO. SEWER PIPE (UNPERFORATED) TO
 PROVIDE UNDERFLOOR VENTILATION TO RADON GAS

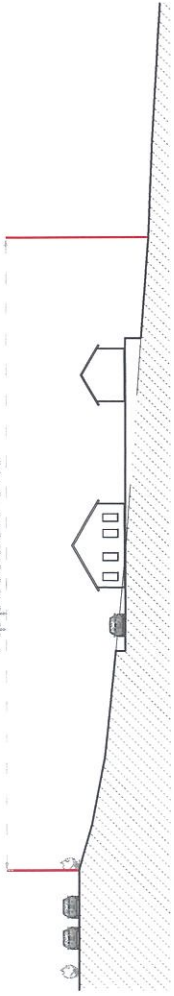
05 Typical Section
 1 : 50

PROJECT:	House at Shanid Lower, Shanagolden Co. Limerick
CLIENT:	Fionn Corcoran
DRAWING TITLE:	Elevations & Typical Section
JOB REF:	C/McN
STAGE:	Planning
DATE:	15/01/2021
DRAWN:	C/McN
APPROVED:	CC
SCALE:	@ A3
DRAWING NO.:	P06
REV.:	

CENg Consulting
 Engineers
 C Casey Consulting Engineers Ltd

LEGEND
 +xxx Levels, TBM @ 100.00
 Site Boundary

Application Site



01 | Site Section AA
1 : 500

Neighbour

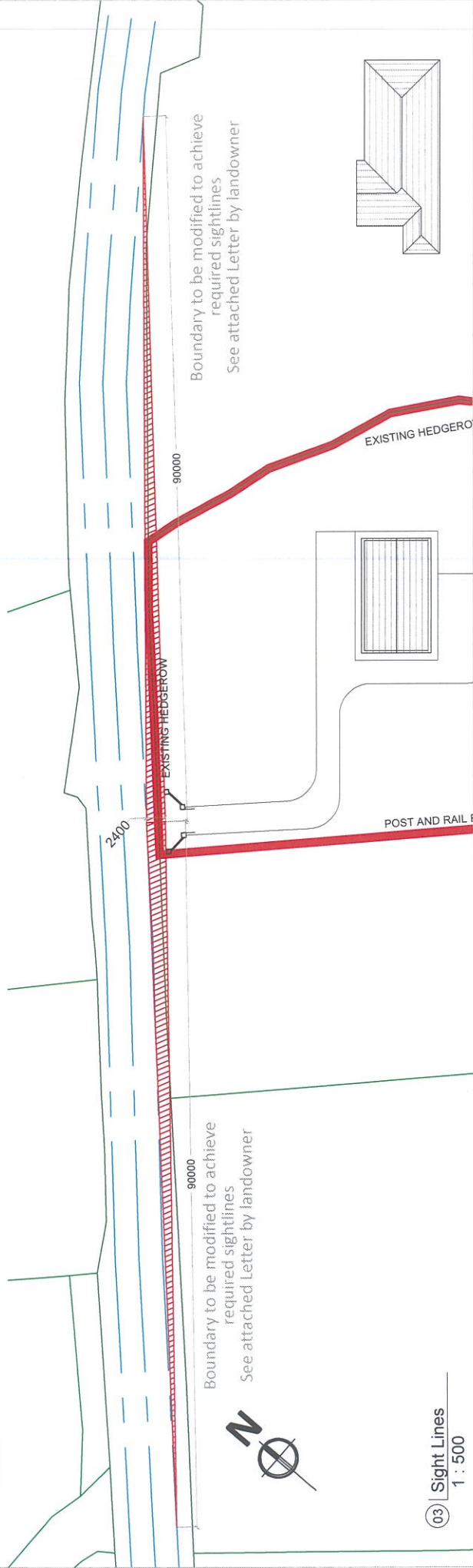
Application Site

Pasture

Pasture



02 | Contiguous Elevation
1 : 500



Boundary to be modified to achieve required sightlines
See attached Letter by landowner

Boundary to be modified to achieve required sightlines
See attached Letter by landowner



03 | Sight Lines
1 : 500

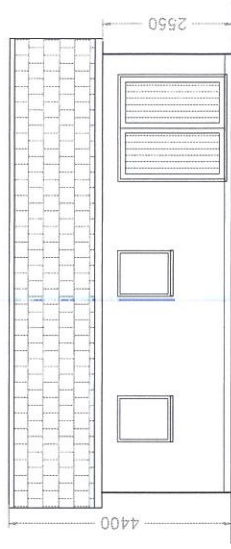
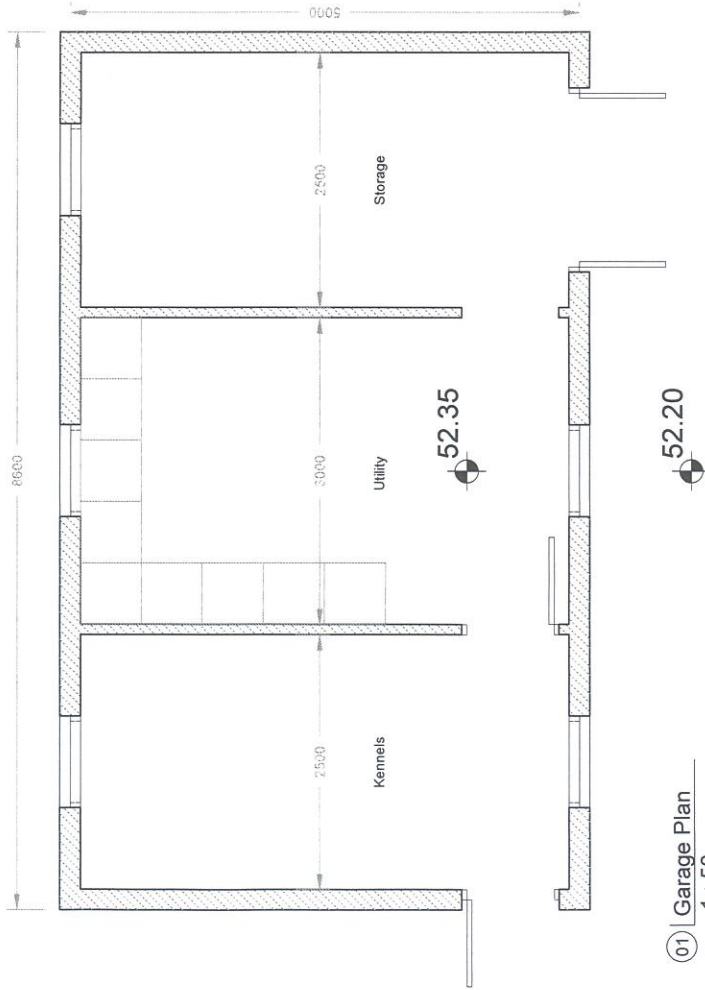
PROJECT:	House at Shand Lower, Shanagolden Co. Limerick
CLIENT:	Fionn Corcoran
DRAWING TITLE:	Site Section, Contiguous Elevation & Sight Lines
JOB REF:	
STAGE:	Planning
DATE:	15/01/2021
DRAWN:	CMcN
APPROVED:	CC
DRAWING NO:	P06
SCALE:	@ A3
REV:	

CENg
Consulting
Engineers

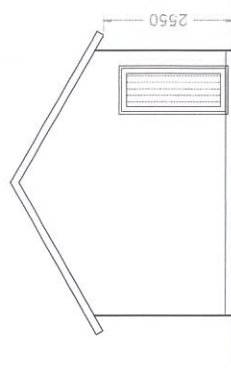
C Casey Consulting Engineers Ltd

LEGEND

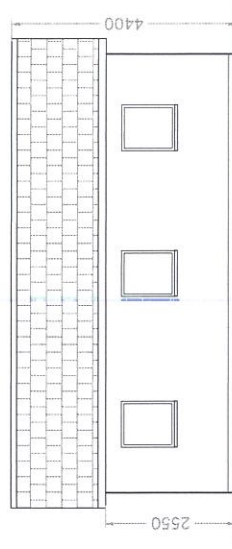
- ⊕ x.xxx Levels, TBM @ 100.00
- Site Boundary



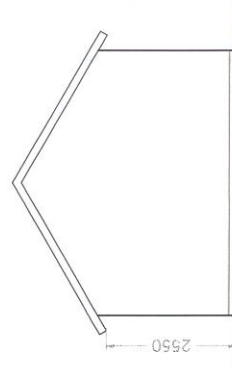
03 | North Elevation
1 : 100



04 | East (Rear) Elevation
1 : 100



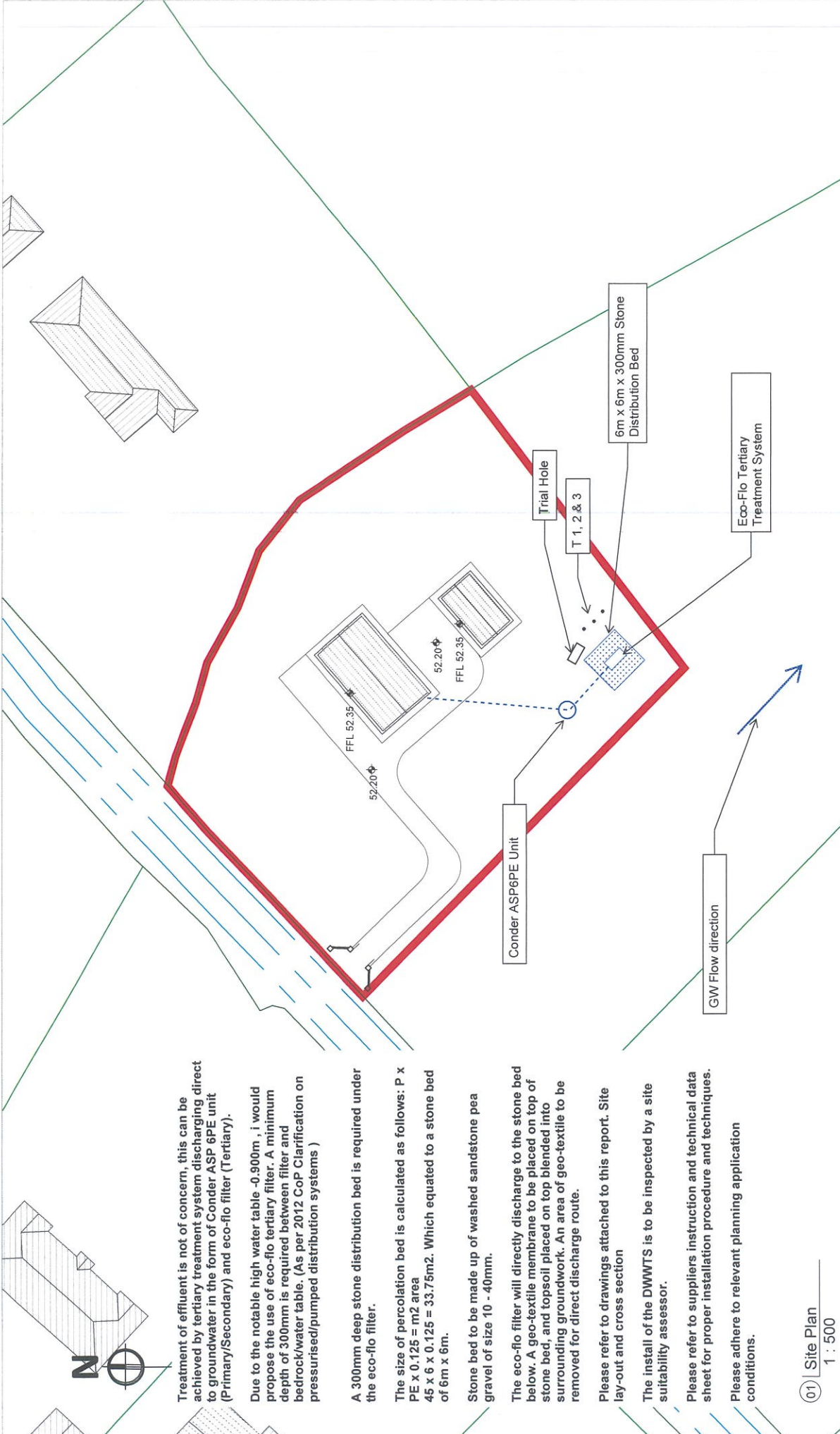
05 | South Elevation
1 : 100



PROJECT:	House at Shand Lower, Shanagolden Co. Limerick		
CLIENT:	Fionn Corcoran		
DRAWING TITLE:	Garage Plan & Elevations		
JOB REF:	DRAWN:	CMcN	DRAWING NO:
STAGE:	Planning	APPROVED:	CC
DATE:	15/01/2021	SCALE:	@ A3
			REV:

CENg Consulting Engineers
C. Casey Consulting Engineers Ltd

LEGEND
 x.xxx Levels, TBM @ 100.00
 --- Site Boundary



Treatment of effluent is not of concern, this can be achieved by tertiary treatment system discharging direct to groundwater in the form of Conder ASP 6PE unit (Primary/Secondary) and eco-flo filter (Tertiary).

Due to the notable high water table -0.900m, i would propose the use of eco-flo tertiary filter. A minimum depth of 300mm is required between filter and bedrock/water table. (As per 2012 CoP Clarification on pressurised/pumped distribution systems)

A 300mm deep stone distribution bed is required under the eco-flo filter.

The size of percolation bed is calculated as follows: $P \times PE \times 0.125 = m^2$ area
 $45 \times 6 \times 0.125 = 33.75m^2$. Which equated to a stone bed of 6m x 6m.

Stone bed to be made up of washed sandstone pea gravel of size 10 - 40mm.

The eco-flo filter will directly discharge to the stone bed below. A geo-textile membrane to be placed on top of stone bed, and topsoil placed on top blended into surrounding groundwork. An area of geo-textile to be removed for direct discharge route.

Please refer to drawings attached to this report. Site lay-out and cross section

The install of the DWWTs is to be inspected by a site suitability assessor.

Please refer to suppliers instruction and technical data sheet for proper installation procedure and techniques.

Please adhere to relevant planning application conditions.

01 | Site Plan
 1 : 500

Note:
 To be read in conjunction with Site Characteristics Test Report



C. Casey Consulting Engineers Ltd

PROJECT:	House at Shanid Lower, Shanagolden Co. Limerick
CLIENT:	Fionn Corcoran
DRAWING TITLE:	Site Plan, DWWTs
JOB REF:	DRAWN: CMcN
STAGE:	APPROVED: CC
DATE:	13/01/2021
SCALE:	@ A3
DRAWING NO:	P09
REV:	

LIMERICK CITY & COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACTS, 2000 (AS AMENDED)
NOTIFICATION OF GRANT OF PERMISSION

Fionn Corcoran
c/o Chris Casey
60 Daar River Walk
Newcastle West
Co. Limerick

PLANNING REGISTER NUMBER: 21/107

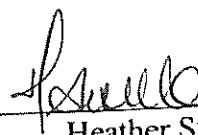
APPLICATION RECEIPT DATE: 05/02/2021

Permission for construction of a bungalow style dwelling, garage, entrance, driveway, waste water treatment system with eco-flo filter and all ancillary site works at Shanid Lower Shanagolden Co. Limerick.

Further to the Order dated: 30/04/2021

A PERMISSION has been granted for the development described above subject to the 15 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 30/04/2021.

Signed on behalf of the said Council



Heather Supple
(for) A/Senior Executive Officer
Planning & Environmental Services
03/06/2021

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

LIMERICK CITY & COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)


NOTIFICATION OF DECISION TO GRANT

Fionn Corcoran
c/o Chris Casey
60 Daar River Walk
Newcastle West
Co. Limerick

Planning Register Number: 21/107
Valid Application Received: 05/02/2021
Further Information Received Date: 19/04/2021

In pursuance of the powers conferred upon them by the above-mentioned Act, Limerick City & County Council has by Order dated 30/04/2021 decided for the reason set out in the First Schedule hereto, to GRANT PERMISSION for development of land in accordance with the documents submitted namely: - construction of a bungalow style dwelling, garage, entrance, driveway, waste water treatment system with eco-flo filter and all ancillary site works at Shanid Lower Shanagolden Co. Limerick subject to the 15 condition(s) and the reasons for the imposition of the said condition(s) as set out in the Second Schedule.

Signed on behalf of said Council



Heather Supple
for DIRECTOR OF SERVICES
LIMERICK CITY & COUNTY COUNCIL

Date: 30/04/2021

Under Article 20 of the Planning & Development Regulations 2001 (as amended) the applicant shall remove the site notice in respect of the application following notification of the Planning Authority's decision.

In deciding the planning application, the Planning Authority, in accordance with Section 34(3) of the Planning & Development Act 2000 (as amended) has had regard to submissions/observations received (if any) in accordance with the Planning & Development Regulations 2001 (as amended).

In accordance with Article 31(j) of the Planning & Development Regulations 2001 (as amended), if there is no appeal to An Bord Pleanála a grant of permission shall be issued as soon as may be but not earlier than 3 working days after the expiration of the period for making of an appeal (see footnote).

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS GRANTED.

NOTE:

An appeal against a decision of a planning authority under the provisions of the Planning & Development Act 2000 (as amended) may be made to An Bord Pleanála at any time before the expiration of the appropriate period and on payment of the appropriate fee, by an applicant for permission or any person who made submissions or observations in writing in relation to the planning application. An appeal by a person who made submissions or observations must be accompanied by the acknowledgement of receipt of the submissions or observations from the planning authority. Any such appeal must be made in writing and received by the Board within 4 weeks beginning on the date of the making of the decision by the planning authority. The appeal must be fully complete from the start otherwise it will be invalid. It is very important to note that any appeal referrals under the Planning & Development Acts 2000(as amended) which are not accompanied by the correct fee will be invalid.

PLANNING REGISTER REFERENCE NUMBER: 21/107

FIRST SCHEDULE

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 5th day of February 2021, as amended by the further plans and particulars submitted on the 19th day of April 2021, except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. The developer shall pay to Limerick City & County Council a financial contribution of €1,980.00 (one thousand nine hundred and eighty euro) 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 & Development Act 2000 (as amended). The contribution shall be paid prior to the 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.

Reason- It is a requirement of the Planning & 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.

3.
 - a. The treatment plant and polishing filter shall be located and constructed in accordance with the details submitted and in compliance with the EPA Code of Practice 2009 'Wastewater Treatment and Disposal Systems Serving Single Houses'. No system other than the type proposed in the submissions and by this permission shall be installed unless agreed in writing with the Planning Authority.
 - b. The treatment system installed shall include a visible and audible alarm in case of system failure.
 - c. The installation and commissioning of the treatment system and polishing filter shall be supervised and certified as-
 - i. being in accordance with the treatment system manufacturers/suppliers recommendations,
 - ii. compliant with the EPA Code of Practice,
 - iii. fit for purpose and

- iv. in accordance with the planning permission, by the person who carried out the site suitability assessment or by another site suitability assessment agent (with minimum professional indemnity insurance of €1,000,000). A copy of this certification including a full report and photographs of the installation and commissioning of the treatment system and polishing filter shall be submitted to the Planning Authority within 4 weeks of the completion of the works.
- d. A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of 5 years from the first occupancy of the dwelling house and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted and agreed with the Planning Authority within 4 weeks of the installation.
- e. The treatment system shall be desludged at least once a year by a permitted waste contractor. Receipts of all such operations shall be retained for a minimum of 5 years and submitted to the Planning Authority on request.

Reason - In the interest of public health.

4. The entrance gates shall be recessed a minimum of 4.5 metres from the road edge having wing walls splayed at a 45 degree angle to the public road. Proposed 90m sightlines are to be measured from a point at the centre of the site entrance located 2.4m back from the road edge to a point in both directions where the required sightline meets the nearside road edge. This shall include where required setback of the front boundary approximately 0.5m behind the sightlines. Reducing hedge heights is not allowable and all existing boundaries are shall be set back behind the sightlines as outlined. All stationary objects such as overhead services poles shall be setback behind the sightline envelope. The gates shall be linked to the roadside wall with a natural stone wall to match the existing wall at a height not exceeding 1 metre and splayed at an angle of 45 degrees to the public road. A rendered block wall or decorative wall is, hereby, not permitted.

Reason- In the interest of visual amenity and traffic safety

5. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason – In the interest of traffic safety.

6. No lighting shall be permitted within the curtilage of the site at the roadside entrance or on the gate piers.

Reason - In the interest of traffic safety and to prevent light pollution in the rural countryside.

7. The applicant as part of their works will disturb the existing roadside verge and boundary when constructing their entrance and undertaking front boundary treatment. This will result in the natural drainage of surface water along this section of roadside into the verge area being disturbed and may result in surface water lodging along the site front boundary. The applicant is to undertake measures to ensure ponding of surface water along the roadside in front of their site boundary is prevented.

Reason - To prevent flooding of the public road in the interest of amenity and traffic safety.

8. 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 the Planning Authority 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 - To prevent flooding on the public road in the interest of amenity and traffic safety.

9. All surface water run-off from roofs, entrances and parking areas within the site shall be collected and disposed of within the site to soakpits/adjacent watercourses. No such surface waters shall discharge onto adjoining properties or the public road

Reason- In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

10. The external walls of the proposed house shall be *plaster/dash*.

Reason - In the interest of visual amenity.

11. The roof shall be covered in blue-black, black or dark grey tiles/slates. The colour of the ridge tile shall be the same as the colour of the roof.

Reason - In the interest of visual amenity.

12. a. The garage shall only be used for storage purposes and purposes incidental to the enjoyment of the main dwelling and shall not be used for commercial or habitable purposes.
b. The external finishes of the proposed garage including roof tiles/slates, shall be the same as the dwelling in respect of colour and texture.

Reason - In the interest of visual amenity, residential amenity and the orderly development of the area

13. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site. Under no circumstances shall the applicant/developer cut or otherwise interfere with the public road for the purposes of connection to public services without a road opening licence.

Reason - In the interest of visual amenity.

14. An external wall of the dwelling/ garage shall have appropriate ducting so as to be capable of accommodating a future electric charging point for electrically operated vehicles.

Reason: In the interest of climate change, energy efficiency and the proper planning and sustainable development of the area.

15. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:

- A list of proposed authorised waste collection permit holders to be employed.
- A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

A template waste management plan can be found on our website at: <https://www.limerick.ie/council/construction-and-demolition-waste>

Reason: In the interests of sustainable waste management.