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LIMERICK COUNTY COUNCIL

Planning Department



- Full planning permission must be sought by the developer/landowner for the site layout & development works and outline permission for the individual houses. The individual serviced sites must be made available for sale to individual applicants wishing to build the house of their own design. The individual applicant must apply for planning permission and a standard 2 year occupancy condition will be placed upon the planning permission, which itself will have a 2 year life.
- The number of serviced sites permitted within each development will depend on a number of factors such as the location, size of the town or village and proposals for other serviced residential sites in that town or village.
- On satisfactory completion and commissioning of adequate waste water facilities, the serviced sites must be connected to the public sewers by the developer and the individual proprietary

systems must be disconnected and removed from the sites. As part of the initial development works for the serviced sites, sewer pipes must be constructed from the individual serviced sites to the existing public sewer in the town/village.

- Appropriate planning conditions will be attached to ensure the infrastructure is constructed to the satisfaction of the Planning Authority.

Further Information

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Policy on Serviced Residential Sites in Towns and Villages

A DEVELOPERS GUIDE



Introduction

It is the policy of Limerick County Council to help strengthen and consolidate the towns and villages in County Limerick. It is important that there is a balance between the provision of social and private housing and between higher and lower density developments. Many towns and villages have seen increased levels of residential development in recent years and there is a need to provide an option for people to upsize and to be able to build a house to their own design and layout on a larger site, yet within walking distance of amenities such as schools, churches, sports facilities and shops etc. However, for many settlements the absence, or inadequacy of water supply and waste water infrastructure has proved an obstacle to the provision of housing and other developments. The County Council's Small Towns and Villages Initiative (T & VI) (see separate information leaflet) which promotes a partnership approach to the provision of water and waste water infrastructure in towns and villages lacking such facilities has begun to address this issue.

Serviced Sites Initiatives

Limerick County Council has introduced a number of initiatives to promote high quality, low density residential serviced sites where waste water treatment facilities are available or planned but not yet in place.

Initiative 1

Serviced residential sites in towns and villages with adequate public waste water treatment facilities.

- Serviced sites on zoned residential/

mixed use land in the Local Area Plans or within or immediately adjoining the settlement development boundary identified in the Limerick CDP will be encouraged, subject to normal planning and environment criteria being met.

- Serviced sites of not less than 0.10 hectares (0.25 acres) must be provided except in exceptional circumstances. Larger sites will be required for housing exceeding 250sqm to allow sufficient space for private amenity space, parking and landscaping.

Initiative 2

Serviced residential sites in towns and villages with no or inadequate public waste water treatment facilities.

- Serviced sites on zoned residential/ mixed use land in the Local Area Plans or within or immediately adjoining the settlement boundary identified in the Limerick County Development Plan (CDP) will be permitted.
- Adequate waste water treatment facilities are planned and will be in place within the next 3 years.
- Serviced site developments on 0.20 hectares (½ acre) plots with individual treatment systems will be permitted as a temporary measure, until such time as adequate waste water facilities become available. The responsibility for installation and maintenance of the systems will be assigned to the individual house owners.

- The serviced sites should be designed to permit the subdivision of each of the 0.20 hectare plots into two 0.10 hectare sites once adequate services become available.
- A site assessment is required for the individual serviced sites where a septic tank or other proprietary system is to be provided.
- The developer will retain ownership of the part of each serviced site (0.10 hectare) on which the individual septic tanks or other proprietary system is located and lease it to the individual house owners until such time as the serviced sites are connected to the public sewer.

Initiative 3

Serviced residential sites zoning in towns and villages.

- The County Council will ensure that lands are specifically identified for serviced residential sites in the Local Area Plans.

General Requirement - Serviced Sites

- A Master Plan must be produced by the developer/landowner during the planning application stage showing the overall layout, house design guidelines, roads, services and landscaping for the serviced sites.

