



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

LA Housing Construction & Maintenance,
Limerick City & County Council,
County Hall,
Dooradoyle,
Limerick.

Elected Members,
District of Adare-Rathkeale,
Limerick City & County Council Area Office,
Áras Séan Finn,
New Line,
Rathkeale,
County Limerick

7th September 2022

Re: Part 8 application for the refurbishment of existing properties at No's 1 & 2 St.Mary's Terrace, Askeaton, County Limerick.

Dear Elected Member,

Please find enclosed herewith documents and drawings pertaining to the proposed development described below, as submitted for Part 8 application on June 13th 2022, and proposed for decision at the September 13th district meeting of the Adare-Rathkeale Elected Members:

The refurbishment of the existing properties is to include:

- a) Demolition of existing rear extensions to 1 & 2 St. Mary's Terrace (62.4 m2).
- b) Construction of new extension to the rear of No. 2 St. Mary's Terrace (48.5 m2).
- c) Combine the two units as one single unit.

Accompanying drawings:

Photo of existing houses
000-Site Location Map
001-Existing Layout
002-Proposed Layout

Yours sincerely,

Aidan Doyle,
Project Manager,
LA Housing Construction & Maintenance,
Limerick City & County Council, County Hall, Dooradoyle, Limerick.
e: aidan.doyle@limerick.ie | t: 061 557155

**PLANNING REPORT IN ACCORDANCE WITH
SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (as amended)**

Re: **Permission for the following:**

The refurbishment of the existing properties, which will combine the two units as one single unit.

At: No. 1 & 2 St. Marys Terrace, Askeaton, Co. Limerick

Planning Reference No. 22/8010



Aine Leland
Assistant Planner



Nuala Gallagher
Director of Services



Nuala O'Connell
Senior Planner

Pursuant to Section 179 3(a) of the Planning & Development Act 2000 (as amended) this report is submitted to the members of Limerick City & County Council. In accordance with Section 179(4) (b) of the above Act, it is proposed to proceed as indicated in Section 7 of this report.



Dr. Pat Daly
Chief Executive
Limerick City & County Council

Date: 18.8.2022

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1.0 Foreword

This planning report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

2.0 Description of the nature and extent of the proposed development

The proposed development is located at No's 1 & 2 St. Mary's Terrace, Askeaton, Co. Limerick and on the R518. The site has an area of 0.088 hectares and consists of two single storey semi detached dwellings. The existing dwelling units are currently vacant. The proposed development provides for the refurbishment of the existing units to provide for one single dwelling unit and an extension to the rear. The works proposed are mainly to the interior.

Under this planning application the Applicant, Local Authority Housing and Construction Maintenance, Limerick City & County Council proposes the following:

The refurbishment of the existing properties, which will combine the two units into one single unit.

The plans and particulars went on public display from the 9th day of May, 2022 to the 7th day of June 2022. Submissions and observations had to be submitted by the 25th of July, 2022.

3.0 Likely implications, if any, with respect to the proper planning and sustainable development of the area

Limerick Development Plan 2022-2028

The Limerick Development Plan sets out the following policies and objectives with respect to acceptable development in the location in question:

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 O4

Re-use of Existing Buildings

It is an objective of the Council to encourage redevelopment and reuse, including energy retrofitting, of existing housing stock and conversion of other suitable buildings to sustainable housing accommodation

Objective CGR O20

Town and Village Revitalisation

It is an objective of the Council to:

- a) Promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres.
- b) Support and work with State Bodies, private landowners, community and voluntary groups to successfully achieve the renewal and revitalisation of Limerick's towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of Main Streets and improve the public realm.

Askeaton is designated as a Level 4 Settlement with the Limerick Development Plan 2022-2028. The following objective therefore applies:

Objective CGR O15

Requirements for Developments within Level 4 Settlements

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) To ensure that the scale of new housing developments both individually and cumulatively shall be in proportion to the pattern and grain of existing development. Generally, no one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity in terms of both physical and social infrastructure to support additional growth.
- b) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- c) New commercial developments shall generally be located within the core area and shall contribute positively to the village urban fabric and streetscape.

- d) New community and social facilities shall be provided in conjunction with residential development as required.
- e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment for serviced sites shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to allow connection to public sewers in due course when capacity becomes available.

Askeaton Local Area Plan 2015-2021

Zoning: The site is zoned 'Residential'.

Policy H1

It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Askeaton town and to ensure that all residents can enjoy a safe and accessible environment.

Policy H 2

It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas

3.1 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report and was submitted as part of this application prepared by Aisling Walsh, ASH Ecology & Environmental, Monine, Kilfinane, Co. Limerick. The report concludes *'these complete, precise and definitive findings based on the best available scientific evidence, removal all reasonable scientific doubt that the proposed renovation works will have any significant impacts on the Natura 2000 sites detailed above; and it is therefore concluded that there will be no likely significant negative impacts caused to any Natura 2000 sites as a result of the proposed works'*. Overall the Planning Authority is satisfied that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore a Stage 2 NIS is not necessary.

3.2 EIA Screening

The proposed development is for the refurbishment of two dwelling units to form one dwelling unit and this is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. A screening determination is not required in this instance.

3.3 Land Acquisition

Limerick City & County Council is the owner of the site.

4.0 Submissions with respect to the proposed development

Two submissions were received and which are detailed below.

SUB (1) Irish Water

Submission description:

The Irish Water submission received on the 27th July 2022.

Submission Summary:

General Observations:

1. Prior to the commencement of works the applicant must engage with Irish Water Diversion Team in order to review and approve the proposed works in order to ensure that adequate protection and access for future maintenance is maintained throughout construction and operational phases of the development.
2. Any proposals by the applicant to divert or build over existing water or wastewater services must be submitted to Irish Water for written approval prior to works commencing. Irish Water request that the integrity of the watermain shall be protected during the works and the water service's engineer consulted prior to and during construction.
3. Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.
4. Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
5. All development shall be carried out in compliance with Irish Water Standards codes and practices.

(See Appendix A)

Housing Construction Department Comments:

General:

1. Prior to the commencement of works, the Housing Department will engage with Irish Water to review and approve the proposed works.
2. It is not proposed as part of the works to divert or build over existing water or wastewater services
3. All works will be carried out in accordance with the Irish Water Codes of Practice and Standard Details.
4. All Connections to the public water/wastewater network operated by Irish Water are existing, therefore no new connections are required.
5. All development will be carried out in compliance with Irish Water Standards codes and practices.

SUB (2) Environmental Services

Submission Description:

The Environment Dept submission received on the 22nd July 2022.

Submission Summary:

1. A Refurbishment Demolition Asbestos Survey, RDAS shall be carried out in accordance with section 8 of the Health and Safety Authority, Asbestos guidelines (Practical Guidelines on ACM Management and Abatement) and submitted to the Planning Authority.

2. Prior to initiating any works at this development, the site developer or appointed contractor shall submit to Environment, Recreation & Climate Change Department for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:
 - a) A list of proposed authorised waste collection permit holders to be employed.
 - b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

(See Appendix B)

Housing Construction Department Comments:

1. The contractor assigned to undertake the refurbishment works is contracted to provide a full Asbestos Survey, carried out by a specialist, to be submitted to Limerick City and County Council's Housing Department prior to commencing the works. On receipt of same, a copy will be made available to the Environmental Department.
2. A Waste Management plan will be agreed prior to commencement of the refurbishment works.

5.0 Summary of key planning issues:

Principle of Development

The proposed development is located on residential zoned land on St. Mary's Terrace, Askeaton. The proposal provides for the refurbishment of two residential units to form one five bedroom unit. The proposal at this location is consistent with the policies and objectives of the Askeaton Local Area Plan 2015-2021 and the Limerick Development Plan 2022-2028.

Planning History

There are no previous planning applications on this site.

Topography

The subject site is flat in nature with a slight elevation off the public road and footpath and is located between Askeaton Garda Station to the west and no. 3 St. Mary's Terrace. There is pedestrian access to the front and a private amenity area/garden. A low boundary wall separates the site from the footpath. The houses benefit from a large garden area to the rear and side access. From the most up to date flood map information, the site is not located in an area at risk of flooding and is not within the vicinity of a protected structure or recorded monument.

Layout

The proposal is for the amalgamation of the two residential units into 1 unit. The rear extension to no. 1 St. Mary's terrace is to be demolished while the rear extension of no. 2 St Mary's terrace is to be extended slightly. The dwelling will provide for a large kitchen dining room, entrance hall, shower room, bathroom and 5 bedrooms. To the front, concrete steps and landing is proposed for access via the front door. The original front doors are to be replaced with

windows. The two original gardens to the rear are to be amalgamated and the pedestrian access to 2 St. Mary's terrace is to be closed up. Roadside boundary walls are to be retained and made good.

The dwelling size and room sizes comply with the DoEHLG publication Quality Housing for Sustainable Communities (2007). The proposed unit is of high quality design and finished in painted render with a fiber cement slates. New pvc triple glazed windows, composite doors and pvc rain water goods proposed.

6.0 Conclusion

The proposed development is considered to be acceptable in principle and shall be carried out in accordance with the actions for the Local Authority hereby attached. It is considered that the proposed development is in accordance with policies and objectives of the Limerick Development Plan 2022-2028 and the Askeaton Local Area Plan 2015-2021 and is therefore acceptable and in accordance with the proper planning and sustainable development of the area as a whole.

7.0 Action taken by Local Authority

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, on the 13th day of June, 2022, except as may otherwise be required in order to comply with the following actions.

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

2. Prior to commencement of development the applicant shall submit final specifications with regard to traffic and pedestrian layout, public lighting and surface water disposal layout for written agreement with the Planning Authority.

Reason - In the interest of orderly and sustainable development.

3. During construction of the proposed development, the following shall apply-

- a. No work shall take place on site outside the hours of 8.00 a.m. to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday, or on Sundays or public holidays, unless otherwise agreed in writing by the Planning Authority.
- b. No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.
- c. Adequate car parking facilities shall be provided on site for all workers and visitors.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development.

4. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

Reason - In the interest of the proper planning and sustainable development of the area, road safety and to protect the amenity of the area.

5. All service cables associated with the proposed development including electrical, communal television, telephone and street lighting cables shall be laid underground within the site.

Reason - In the interest of orderly development and the visual amenities of the area.

6. A final Construction & Environmental Management Plan shall be prepared prior to commencement. This plan shall provide details of intended construction practice for the development, including surface water management, noise/vibration, traffic management and tree protection measures and off-site disposal of construction/demolition waste.

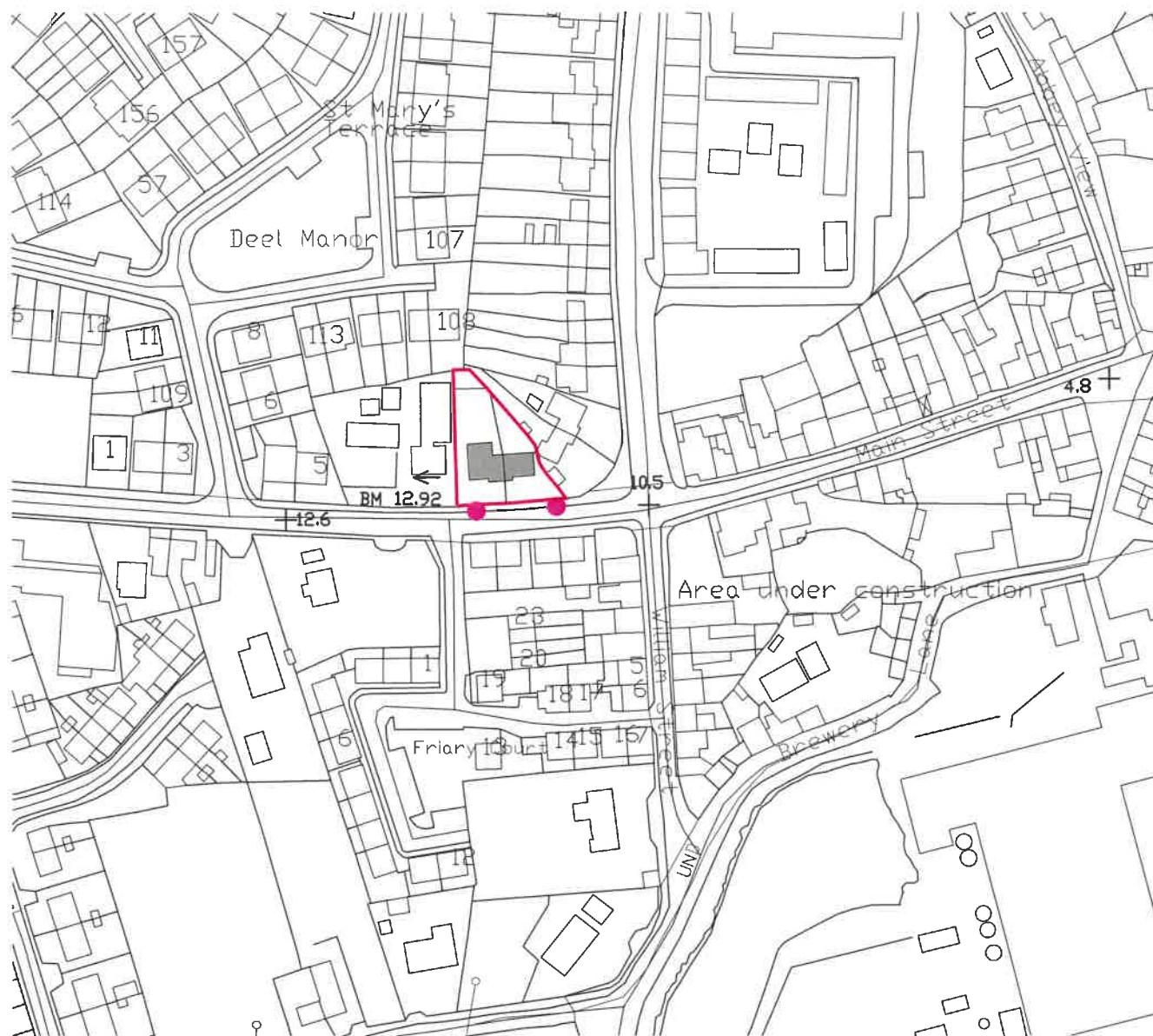
Reason - In the interests of public safety and residential amenity.

7. A Refurbishment Demolition Asbestos Survey, RDAS shall be carried out in accordance with section 8 of the Health and Safety Authority, Asbestos guidelines (Practical Guidelines on ACM Management and Abatement) and submitted to the Planning Authority.

Reason - In the interest of public health.

8. Prior to initiating any works at this development, the site developer or appointed contractor shall submit a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:
- a) A list of proposed authorised waste collection permit holders to be employed.
 - b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

Reason - In the interests of sustainable waste management.



 **Site Location Map** Scale 1:1000

Output Format:
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DWG_35_LEVEL

Output File:
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5417-A.DWG

Map Series:
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1:2500

5417-A
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SURVEY DATE = 25-Nov-2002

Clip Extent:
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ULX,ULY = 567957,624051
URX,URY = 569957,624051

Projection:
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ITM

ITM Centre Point Co-ordinate:

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X,Y = 568957,623301

Extraction Date:
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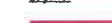
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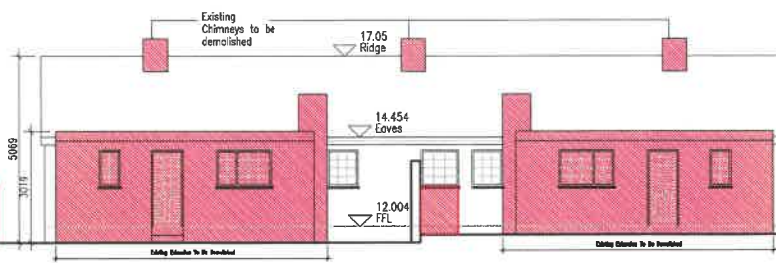
Legend:

 Site boundary (outline of sites No 1 & No2
St. Mary's Terrace)
Site 1 = 563.5m²
Site 2 = 324m²
Total Site Area = 887.5m²
Hectares = .088
Acres = .21

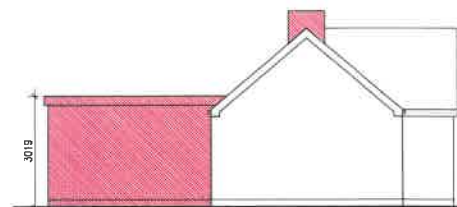
 Location Of Site Notice



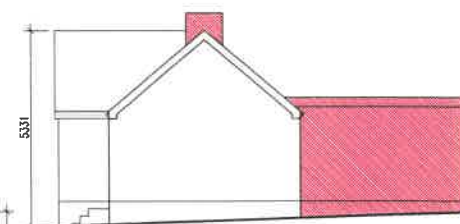
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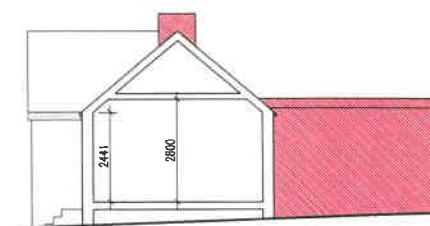
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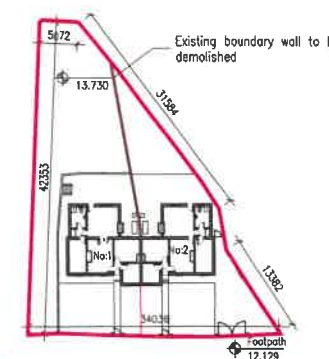
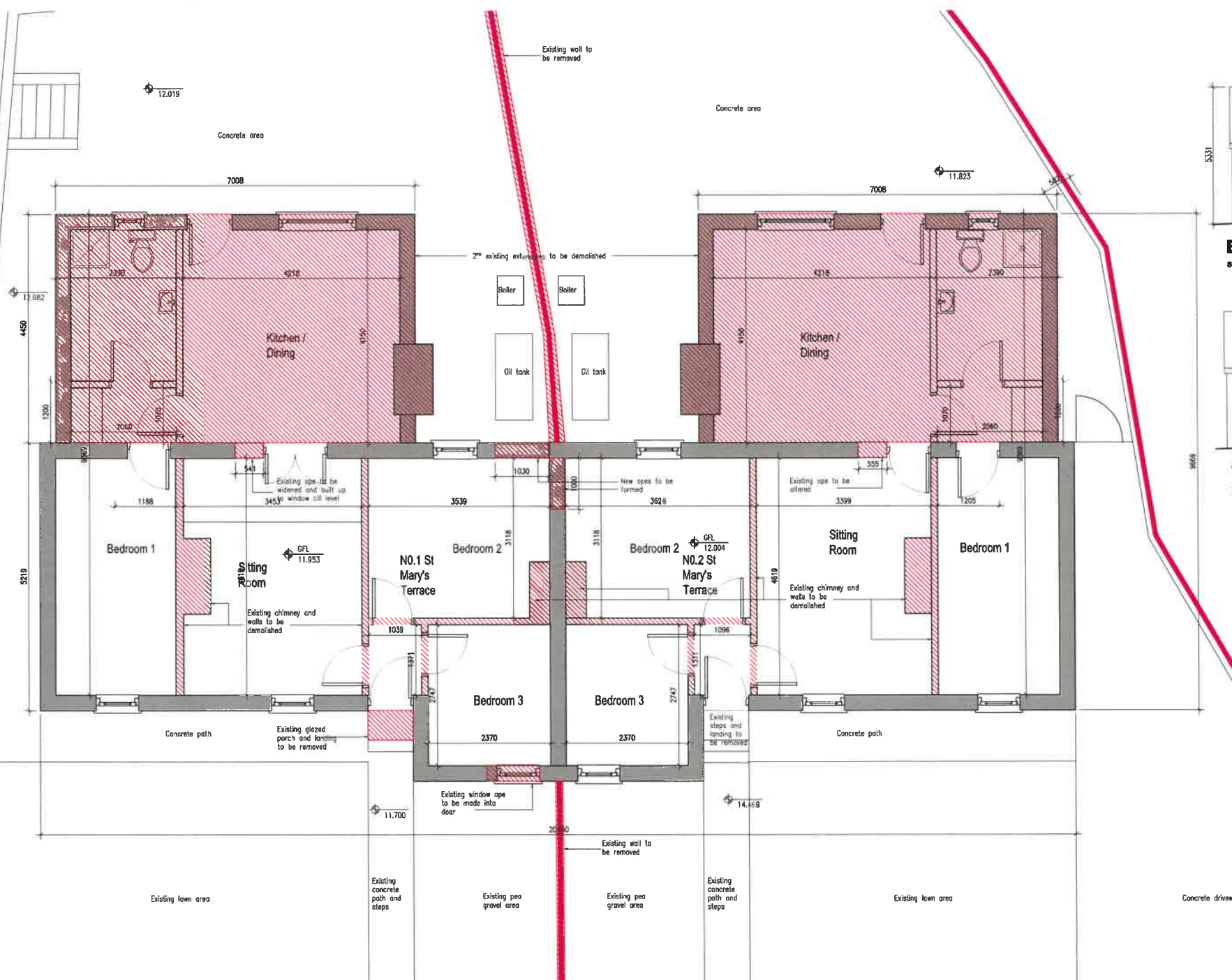
West Elevation Scale 1:100



East Elevation Scale 1:100



Typical Section Scale 1:100



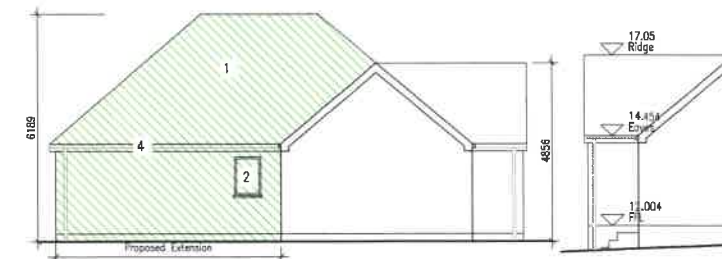
Existing Site Plan Scale 1:500



South Elevation Scale 1:100

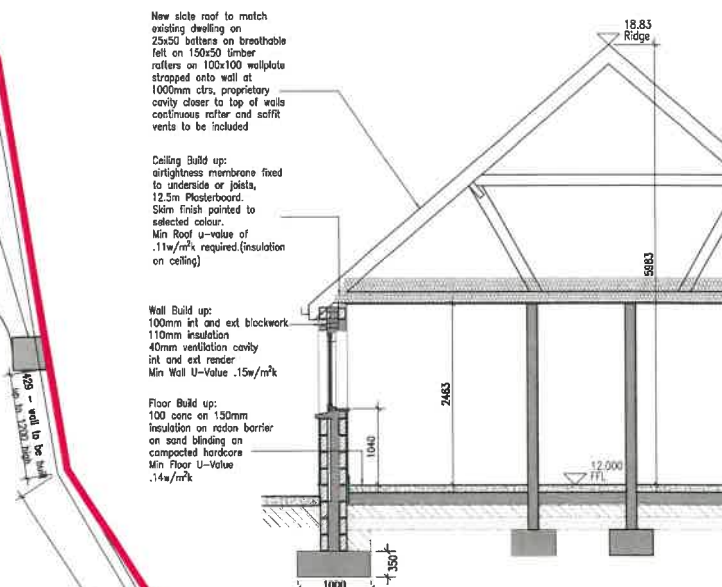
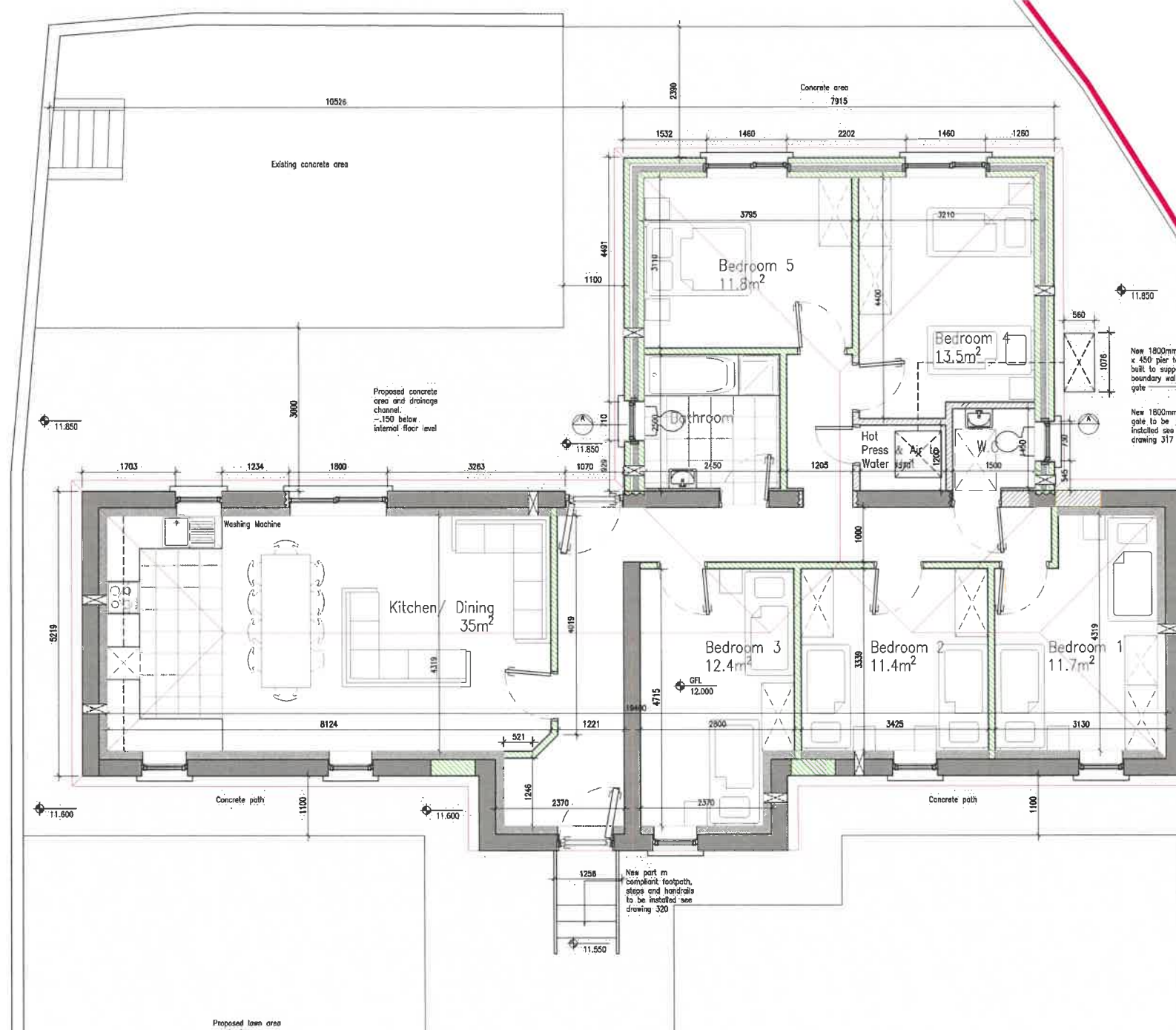


North Elevation Scale 1:100



West Elevation Scale 1:100

East Elevation Scale 1:100



Section A.A
Scale 1:50



Proposed Site Plan
Scale 1:500

- Note:
1. New fiber cement slates to existing roof and roof of extension.
 2. New PVC triple glazed windows to all window apes. Colour to be selected.
 3. New composite composite doors to all external door apes. Glazing panels and colour to be confirmed.
 4. New PVC rainwater goods to front and rear of building. Colour to be confirmed.
 5. Selected colour paint finish to all external walls