

**CHIEF EXECUTIVE'S REPORT & RECOMMENDATION IN ACCORDANCE
WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (AS AMENDED)**

Re: Permission for the following:

PERMISSION for the proposed Development consists of a change of use and remodeling of the former city library at 58 O'Connell Street, including a rooftop extension to provide commercial space at ground floor level, plus 5no. apartments at basement, first, second and third floor levels, as well as in the proposed rooftop extension. The proposed apartments comprise 2no. one-bedroom units and 3no. two-bedroom units. The material alterations, repairs and renewals proposed to the Protected Structure at 58 O'Connell Street consist of: removal of existing internal partitions, alterations to existing partitions, replacement of existing internal doors and joinery, fire upgrading of existing walls and ceilings, installation of mechanical and electrical services, PV panels and plant at roof level, as well as sundry remedial works not impacting on the character or special interest of the Protected Structure. The proposed Development also consists of a change of use and part-demolition of the former library store / warehouse to the rear of the site – between Glentworth Street and Mallow Street – to provide 3no. apartments at ground, first and second floor levels. The proposed apartments comprise 2no. one-bedroom unit and 1no. two-bedroom unit. The part-demolition of the former library store / warehouse includes retention of flanking walls along the north-east and south-west boundaries of the site, plus the careful taking-down and restoration of a section of the perimeter wall at the north-east corner of the property – to facilitate construction access to the site as well as to provide the pedestrian connection between Glentworth Street and Mallow Street envisaged as part of Limerick City and County Council's project to rejuvenate the city centre's laneways. The proposed development includes the creation of a semi-private courtyard between No. 58 O'Connell Street and the proposed mews building – to provide residential amenity space, as well as bicycle and bin storage, for the residential apartments. Services and siteworks proposed to facilitate the proposed development include: new water, electricity and comms supplies; new foul sewage and storm water connections to public mains; air-to-water and roof-mounted solar panels for heating and ventilation. 58 O'Connell Street, Limerick and lands to the rear (Eircode V94 XV70) which are designated as a Protected Structure (Reg. No. 3520), and within an Architectural Conservation Area, in the Limerick Development Plan 2022-28

At: No. 58 O'Connell Street, Limerick

Reference Number 22/8022

1.0 Introduction

This 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).

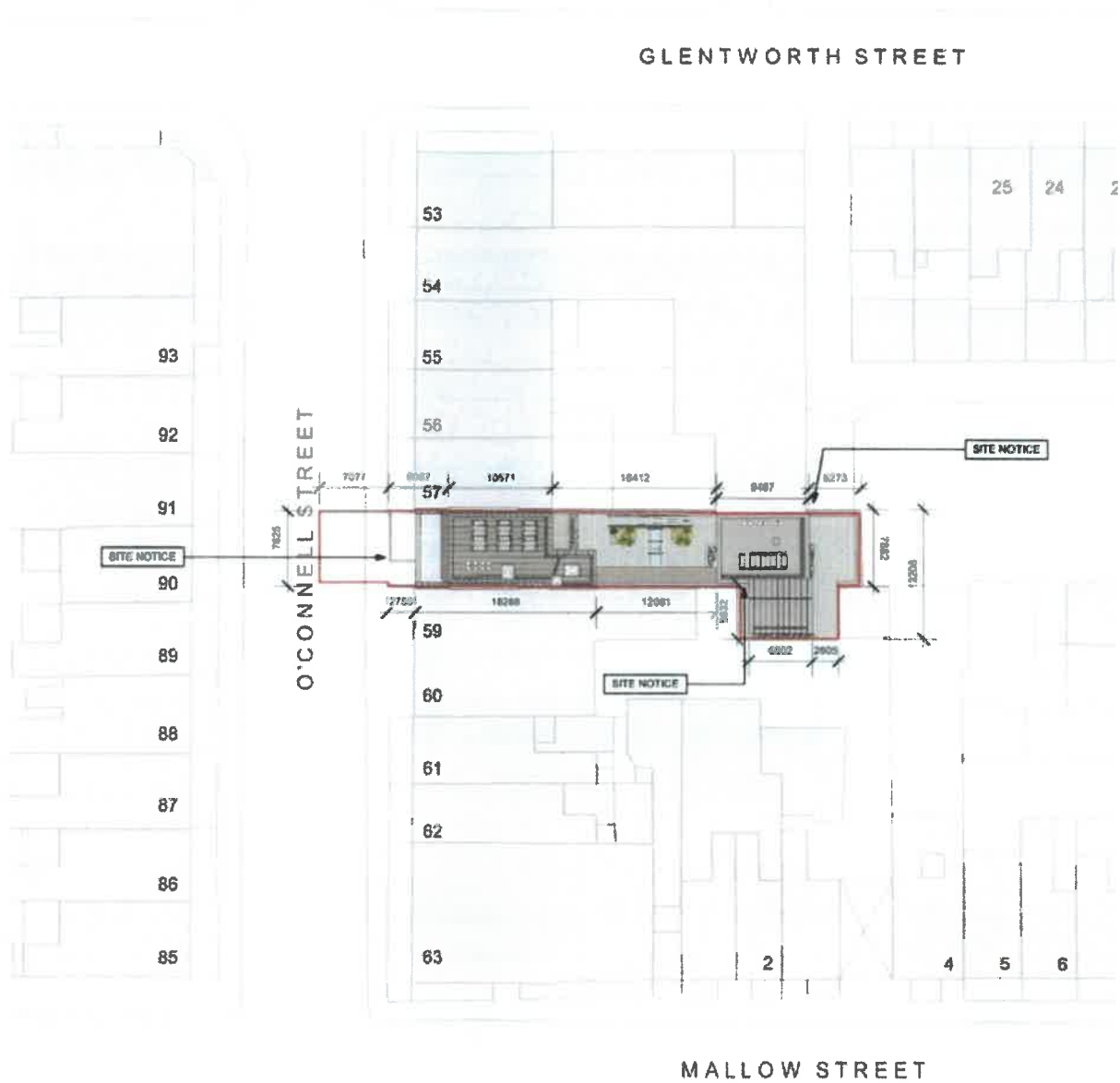
2.0 Description of the nature and extent of the proposed development

The proposed development is located at No. 58 O'Connell Street, Limerick. The site has an area of 0.048 hectares. The proposed development provides for the construction of 8 dwellings.



2.1 Site Location:

The proposed development is located at No. 58 O'Connell Street, Limerick.



2.2 Public Consultation:

The plans and particulars were placed on public display from the 20th of December, 2022 up to and including 27th of January, 2023. Submissions and observations were invited up to the 10th of February, 2023.

3.0 Submissions with respect to the proposed development

A total of 41 x No. written submissions/observations were received and are listed below:

No.	Name
1	Leo Dillon
2	Limerick Chamber
3	Mathew Mather
4	Marta Slawinska
5	Katie Verling
6	Cáit Ní Cheallacháin
7	Cian Aherne
8	Roisin Buckley
9	Pete Moles
10	Tara Robinson
11	Nicola McMahon / Narrative 4
12	Sheila Richardson
13	Rachel Gleeson
14	Darren Gleeson
15	Randel Hodgkinson
16	Mary Conlon
17	Phyllis Barry
18	John Moran
19	Rachel Lenihan submitted via Mypoint
20	Rachel Lenihan submitted via email
21	Joe Power
22	Paul O'Brien
23	Amanda Robinson
24	Louise Mulvihill
25	Jennifer McMahon
26	Ivan Shaw
27	Paul O'Connor
28	Deel art Group
29	Anita Guinane
30	Norma Prendiville
31	Laura Duff submitted via email
32	Laura Duff submitted via Mypoint
33	Ann Blake
34	Sinéad Stack
35	Liam Bell
36	Paul Brinkman
37	Katherine Barnecutt
38	Jade Gill
39	Helen O'Donnell
40	An Taisce Limerick/ Sile Ginnane
41	MOLA Architecture / Thanos Properties

SUB (1) Leo Dillon

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding the nature of the bike storage and ability to lock bikes securely.
2. Requested provision of an alternative bike storage design that caters for a number of non-standard bicycles and is accessible to all user types.

Chief Executive's Response:

1. Noted. The layout of bike store on the Part 8 planning drawing is indicative. Sufficient space is provided for a range of bike types and locking mechanisms e.g. wall mounted, Sheffield stands, etc. .
2. Noted. See comments to submission item no. 1 above.

SUB (2) Limerick Chamber

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes proposal for residential accommodation and commended Limerick City and County Council for same.
2. Recommended that as many of the proposed units as possible be assigned for affordable purchase/rental accommodation.

Chief Executive's Response:

1. The Place Making and Public Realm Department notes the comments of Limerick Chamber.
2. This scheme seeks to promote affordable Affordable Purchase and Private Tenure, subject to Government funding.

SUB (3) Mathew Mather

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Request to modify Part 8 plan to retain the footprint of the existing ground floor venue that allows variety of events, exhibits and space for vibrant cultural exchanges.
2. The importance of Narrative 4 venue as space serving the city and its communities.
3. Concern raised regarding re-design and use not fit for city centre arts venue or workshop space.
4. Requests not to proceed with division of the open plan.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening

directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

2. Noted.
3. Refer to response to submission item no. 1 above.
4. Refer to response to submission item no. 1 above.

SUB (4) Marta Slawinska

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the development of residential units in the building.
2. Concerns raised regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation.
3. Provides background information regarding organisation Narrative 4 and their involvement in the organisation.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Noted.

SUB (5) Katie Verling

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding division of the ground floor into smaller units as not in line with “regeneration” and contrary to original design.
2. Welcomes the development of residential units in 58 O’Connell Street.
3. Provision of more accommodation in city centre is essential for revitalisation.
4. Notes that the building is listed as a “Protected Structure (reg. No. 3520) within an Architectural Conservation Area.
5. Notes that multi-generational activities can be witnessed in the open plan space, which adds to the vibrancy of the street.
6. Notes background information regarding Narrative 4 organisation, its involvement in the community.
7. Requests to maintain commitment to Narrative 4 on the ground floor in its current location.

Chief Executive’s Response:

1. Noted. At present, the ground floor unit of no. 58 O’Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
2. Noted.
3. Noted.
4. Noted.
5. Noted.
6. Noted.
7. Noted.

SUB (6) Cáit Ní Cheallacháin

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the proposal for new residential apartments at 58 O’Connell Street.
2. Commended Limerick City and County Council for opening up of the rear laneway to pedestrian traffic.
3. Notes that proposal designed for sustainability.
4. Requests public updates on the project development and lessons learned regarding conservation related topics.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted.
4. Noted. Limerick City and County Council will provide update on project progress on website www.limerick.ie as appropriate.

SUB (7) Cian Aherne**Submission Summary:**

Submission in respect of the development proposal noting the following matters:

1. Welcomes proposed plans to renovate the building and provision of city centre accommodation and a mixed-use development.
2. Concerns raised regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation.
3. Notes the previous use of 58 O'Connell Street in a civic capacity as Limerick County Library.
4. Notes background information regarding Narrative 4 organisation and its involvement in the community.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Noted.
4. Noted.

SUB (8) Roisin Buckley**Submission Summary:**

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation Narrative 4.
2. Notes background information regarding Narrative 4 organisation and its work.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
2. Noted.

SUB (9) Pete Moles**Submission Summary:**

Submission in respect of the development proposal noting the following:

1. Provides background information to their work.
2. Concerns raised regarding lack of space for cultural organisations to operate, impact of Covid on cultural sector and the notes the background to the organisation Narrative 4.
3. Welcomes the development of the building.
4. Concerns raised regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation Narrative 4.
5. Requests to modify Part 8 plan to accommodate the existing ground floor venue in current form while the rest of building is renovated as proposed in the drawings presented for public display.
6. Notes a need for additional cultural space.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted.
4. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

5. Please refer to comments to submission item no. 4 above.
6. Noted.

SUB (10) Tara Robinson

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation Narrative 4 and others to showcase work or hold events.
2. Provides background information regarding their work and their relationship to Narrative 4.
3. Concerns raised regarding replacement of the existing timber shopfront with modern metal window and its impact on historical heritage and appearance.
4. Requests to modify Part 8 plan to preserve the existing ground floor venue.
5. Notes the importance to protect and celebrate cultural heritage for enjoyment of future generations.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
2. Noted.
3. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
4. Please refer to comments to submission item No. 1 above.
5. Noted.

SUB (11) Nicola McMahon / Narrative 4

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Presents background information and statistics regarding organisation Narrative 4, which currently uses the ground floor.
2. Presents background information listing hosted groups at Narrative 4

3. Presents background information regarding adaptation works of current ground floor.
4. Provides information regarding events hosted in current ground floor and its impact on evening life of the street.
5. Welcomes the proposal to develop this building and provision of housing in the city.
6. Concerns raised regarding proposed reconfiguration of the current ground floor and the impact on the use of this space.
7. Concerns raised regarding subdivision into smaller units and the impact on the events in excess of 15-20 people.
8. Notes the current flexibility of the space and the importance to keep bright & welcoming space.
9. Notes proposed layout of WC and kitchenette and suggests modifying Part 8 plan at ground floor to locate these facilities elsewhere with a less detrimental impact.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted.
4. Noted.
5. Noted.
6. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
7. Please refer to comments to submission item no. 6 above.
8. Please refer to comments to submission item no. 6 above.
9. Please refer to comments to submission item no. 6 above.

SUB (12) Sheila Richardson

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes new residential development at 58 O'Connell Street.
2. Concerns raised regarding subdivision of the ground floor into smaller units and the impact of the proposal on the current ground floor premises.
3. Notes information regarding organisation Narrative 4, which currently uses the ground floor.
4. Concerns raised regarding the removal of window with historical value.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Noted.
4. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (13) Rachel Gleeson**Submission Summary:**

Submission in respect of the development proposal noting the following:

1. Welcomes new residential development at 58 O'Connell Street.
2. Concerns raised regarding subdivision of the ground floor into smaller units and the impact of the proposal on the current ground floor premises.
3. Concerns raised regarding the removal of window with historical value.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

3. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (14) Darren Gleeson

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes new residential development in unused space.
2. Concerns raised regarding subdivision of the ground floor into smaller units and altering previously completed renovation works.
3. Concerns raised regarding the impact of the proposal on the current ground floor premises and work of its current occupier, Narrative 4.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Please refer to comments to submission item no. 2 above.

SUB (15) Randel Hodkinson

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Notes previous restoration works in detail, highlights the front shop window and the impact of animation to the street in the evening hours.
2. Welcomes plans to renovate this Georgian building and to provide the accommodation in city-centre.
3. Concerns raised regarding subdivision of the ground floor into smaller units and its impact on current open plan.
4. Provides information regarding work of the organisation that currently uses the ground floor.
5. Requests to modify Part 8 proposed plan to retain the existing ground floor open plan venue as is.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
4. Noted.
5. Please refer to comments to submission item no. 3 above.

SUB (16) Mary Conlon**Submission Summary:**

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding subdivision of the ground floor into smaller units and its impact on current occupier of the venue.
2. Concerns raised that key heritage features are planned to be removed from the property.
3. Provides a background to a study noting a key finding of a lack of space for cultural activity and the need for more cultural space for citizens.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
2. Concerns are noted. Key heritage features are proposed to be retained where possible. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary

glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

3. Noted.

SUB (17) Phillis Barry

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes plans to for development of residential units.
2. Concerns raised regarding subdivision of the ground floor into smaller units and its impact on current ground floor venue.
3. Concerns raised regarding the proposed replacement of the existing front window at ground level.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (18) John Moran

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Commends Limerick City and County Council for securing funding and on-going progress to refurbish this building.
2. Welcomes the development of residential units in the existing building and new build in laneway.
3. Welcomes the proposal to open the laneway.
4. Notes previous comments raised in submissions regarding more inclusive bike storage for residents. Suggests laneway bin storage.

5. Concern raised regarding proposed reconfiguration of the current ground floor and the basement floor. Concerns raised regarding the subdivision into smaller units and the impact on the work of current occupier – Narrative 4.
6. Seeks to retain the historic window at ground level to retain the link with the building's past.
7. Suggests that ground floor should be connected to basement floor and serve community uses.
8. Notes that activity should take place on the ground floor after 6pm and over the weekend, which animates the street, encourages more life on the street while serving as passive security.
9. Concerns raised regarding the cost of the refurbishment works completed in 2016 and division of that space and the proposed reconfiguration as outlined in the plans and its impact on the current occupier.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted.
4. Noted. The layout of bike store on the Part 8 planning drawing is indicative. Sufficient space is provided for a range of bike types and locking mechanisms e.g. wall mounted, Sheffield stands, etc. . The bin storage requirements for this scheme are incorporated within the courtyard area between the main building on O'Connell Street and the mews. The bins are stored in a well-designed, hygienic, covered enclosed space as shown on the Part 8 planning drawings.
5. Noted. The Part 8 proposal includes for residential use at basement level. The current occupier of the ground floor unit has no requirement for space in the basement level. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
6. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric; secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
7. Please refer to comments to submission item no. 5 above.
8. Noted.
9. Limerick City and County Council will propose to retain the existing open plan arrangement of the ground floor unit with the exception of the provision of the required fire lobby. Therefore, the costs of this work will be minor.

SUB (19) Rachel Lenihan submitted via Mypoint

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Notes work of the current occupier Narrative 4 at ground floor and its organised events.
2. Welcomes additional residential accommodation.
3. Concerns raised regarding subdivision of the ground floor into smaller units and its impact on current occupier of the venue.
4. Requests to modify Part 8 plan to retain the existing ground floor open plan venue.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
4. Please refer to comments to submission item no. 3 above.

SUB (20) Rachel Lenihan submitted via email

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Notes work of the current occupier Narrative 4 at ground floor and its organised events.
2. Welcomes additional residential accommodation.
3. Concerns raised regarding subdivision of the ground floor into smaller units and its impact on current occupier of the venue.
4. Requests to modify Part 8 plan to retain the existing ground floor open plan venue.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit

within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

4. Please refer to comments to submission item no. 3 above.

SUB (21) Joe Power

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Notes work of the current occupier Narrative 4 at ground floor.
2. Concerns raised regarding subdivision of the ground floor into smaller units and its impact on current occupier of the venue.
3. Requests to modify Part 8 plan to retain the existing ground floor open plan venue.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Please refer to comments to submission item no. 2 above.

SUB (22) Paul O'Brien

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the proposal for mixed –use development and residential units in this Georgian building, hoping it will serve as a model in best practice for other projects.
2. Concerns raised regarding the subdivision of the ground floor into smaller units and its impact on the work of current occupier Narrative 4.
3. Notes the work of the current occupier Narrative 4 of the ground floor since 2016 and publication of their work in national and international newspapers.
4. Concerns raised regarding impact on the recipients of the services provided by current occupier.

5. Notes that 58 O'Connell Street at one time operated in civic capacity as Limerick County Library.
6. Notes that the building is listed on the Register of Protected Structures and is located within Architectural Conservation Area.
7. Concerns raised regarding the removal of the large shop window and replacement with a modern window.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Noted.
4. Noted.
5. Noted.
6. Noted.
7. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (23) Amanda Robinson

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Notes their attendance at events organised by current occupier of the ground floor Narrative 4.
2. Concerns raised regarding the subdivision of ground floor into smaller units and its impact.
3. Notes the contribution of the current occupier of the ground floor to the animation of the street.
4. Welcomes the proposal for accommodation.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire

lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

3. Noted.

4. Noted.

SUB (24) Louise Mulvihill

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes Limerick City and County Council's investment in this Georgian building.
2. Notes disappointment regarding subdivision of the ground floor open plan into smaller units.
3. Notes disappointment regarding the replacement of the historic shop window at ground level. Notes the visual connection through existing shop front window that allows animation in the evening.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (25) Jennifer McMahon

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding the proposed changes to the ground floor and its impact on collaborative group work by Narrative 4.
2. Notes attendance at events organised by current occupier (Narrative 4) of the ground floor and lists organisations using the space.
3. Notes that the original architectural front which has an aspect of heritage value and suggests protection.
4. Welcomes the development of residential apartments and suggests consideration for potential tenure by the arts community.
5. Notes the impact of the work of current ground floor occupier Narrative 4 regarding animation of the street in the evening hours.
6. Notes regarding the nature of the proposed drawings.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
2. Noted.
3. Concerns are noted. Key heritage features are proposed to be retained where possible. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric; secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
4. Noted.
5. The content of this submission item is noted. Please refer to submission item no. 3 above.
6. The drawings included in the Part 8 planning application should be read in conjunction with all other supporting documents and reports submitted. The documentation is of a high standard and appropriate for a Part 8 Submission.

SUB 26 (Ivan) Shaw**Submission Summary:**

Submission in respect of the development proposal noting the following:

1. Welcomes the proposed development of residential units and commends Limerick City and County Council for renovating this building.
2. Concerns raised regarding the subdivision of the open plan into smaller units and its impact on the work of the current occupier Narrative 4. Suggests keeping the ground floor space without subdivision as bright open space and suggests preserving the garden space.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

SUB (27) Paul O'Connor**Submission Summary:**

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding the subdivision of the ground floor open plan into smaller units and its impact on use for events and workshops of the current occupier Narrative 4 as a cultural resource.
2. Requests to modify Part 8 plan to retain the existing ground floor open plan venue as is.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the

impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

2. Please refer to comments to submission item no. 1.

SUB (28) Deel Art Group

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Supports the need for a community arts space and the current use of the ground floor space by Narrative 4.

Chief Executive's Response:

1. Noted.

SUB (29) Anita Guinane

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Supports Narrative 4 in keeping their space.

Chief Executive's Response:

1. Noted.

SUB (30) Norma Prendiville

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the proposed development of residential units at 58 O'Connell Street and supports Limerick City and County Council's efforts to renew a building of Georgian heritage.
2. Concerns raised regarding the subdivision of the open plan of the ground floor into smaller units and its impact on the current open plan.
3. Concerns raised regarding the modern window replacement.
4. Acknowledges the necessity for provision of accessible WC.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to

retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

3. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
4. Noted.

SUB (31) Laura Duff submitted via email

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Provides background information regarding the organisation Narrative 4 and her experience of using the venue.
2. Welcomes the development of residential units in the building.
3. Notes disappointment regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation Narrative 4.
4. Notes the loss of the existing ground floor window, which illuminates and animates the street.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
4. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (32) Laura Duff submitted via Mypoint

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Provides background information regarding organisation Narrative 4 and her experience of using the venue.
2. Welcomes the development of residential units in the building.
3. Notes disappointment regarding reconfiguration of the current ground floor and division into smaller units and the impact on the organisation Narrative 4.
4. Notes the ground floor window, which illuminates and animates the street.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
4. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (33) Ann Blake

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Provides background information regarding organisation Narrative 4 and their experience when using the venue.
2. Concerns raised regarding plans to change the current ground floor open plan. Notes that this submission is not in favour to proceeding with subdivided ground floor layout.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the

building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

SUB (34) Sinéad Stack

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding subdivision of the ground floor open plan layout into smaller units and the impact on the organisation Narrative 4 and its work.
2. Acknowledges the importance of provision of accessible WC and compliance with fire safety regulations and notes to explore alternative locations.
3. Provides background information regarding organisation Narrative 4 and their involvement in the organisation and their experience when using the venue.
4. Concerns raised regarding the replacement of timber front window with modern steel unit and its impact on the character of the venue and requests to retain timber window at the front elevation.
5. Requests to modify Part 8 plan to retain the existing ground floor open plan venue without subdivision.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
2. Noted.
3. Noted.
4. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric; secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
5. Noted. Please refer to comments to submission item no. 1 above.

SUB (35) Liam Bell

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the attitude of Limerick City and County Council to develop Georgian Limerick and provide residential units above the ground floor.
2. Concerns raised regarding subdivision of the ground floor into smaller units and its impact.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

SUB (36) Paul Brinkman

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Concerns raised regarding subdivision of the open plan layout into smaller units and the impact on the organisation Narrative 4 and its work.
2. Acknowledges the importance of provision of accessible WC and compliance with fire safety regulations.
3. Concerns raised regarding the replacement of timber front window with modern steel unit and its impact on the character of the venue.
4. Concerns raised regarding addition of a rooftop extension and railings and its impact on the aesthetics.
5. Requests to reconsider the proposed changes.

Chief Executive's Response:

1. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included

in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

2. Noted.
3. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric; secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
4. Limerick City and County Council consider the provision of an apartment at fourth floor level appropriate in relation to the provision of high-quality city centre accommodation and ensuring overall project viability. This unit is located in the area of the original double "A" roof. The height of the apartment matches the unit directly adjacent (no. 59 O'Connell Street). The front façade of the apartment is set back to match the building line established by the adjoining development. The architectural expression of the roof top unit is contemporary in nature, which will provide clear legibility between the existing building and the contemporary extension. The railing is required to protect the balcony and is set back.
5. The content of this submission item was noted and considered. See above comments to submission items no. 1, 3 & 4.

SUB (37) Katherine Barnecutt

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Provides background information regarding the work of organisation Narrative 4 and their involvement in the organisation.
2. Notes the difficulties to access art venues in post pandemic environment.
3. Notes support of current occupier Narrative 4
4. Notes support for retaining venue at ground level.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted.
4. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

SUB (38) Jade Gill

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the proposal to provide residential units.
2. Concerns raised regarding subdivision of the open plan layout at ground floor into smaller units and the impact on the current occupier organisation Narrative 4 and its work.
3. Provides background information regarding organisation Narrative 4 and their involvement in the organisation and their experience when using the venue.
4. Requests to modify Part 8 plan to retain the current ground floor open plan venue at ground floor.

Chief Executive's Response:

1. Noted.
2. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
3. Noted.
4. Noted. Please refer to comments to submission item no. 2 above.

SUB (39) Helen O'Donnell

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the proposed development to provide residential units in the city centre.
2. Notes their involvement with Narrative 4.
3. Notes disappointment regarding subdivision of the open plan layout into smaller units and the impact on the current occupier organisation Narrative 4.
4. Questions the removal of ground floor shop front window and its replacement.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire

lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.

4. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.

SUB (40) An Taisce Limerick/ Sile Ginnane

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Notes background information regarding organisation making this submission (An Taisce).
2. Welcomes the proposed development for provision of residential units and mixed use within the city centre and its social, environmental, health and economic benefit.
3. Asks that consideration be given to reinstating the original pitched roof, attic, or dormer style roof.
4. Questions the replacement of the shop front window.
5. Notes background information regarding organisation Narrative 4, which currently uses the ground floor and information regarding events hosted in current ground floor and its impact on evening life of the street.
6. Concern raised regarding proposed reconfiguration of the current ground floor and the impact on the use of this space.
7. Recommends modifying Part 8 plan to retain the current ground floor open plan venue and incorporates WC without disruption.
8. Welcomes the proposal to enhance pedestrian connection between the laneways, which will lead to an increase in pedestrian and bicycle use of this and adjoining mews lanes.
9. Concerns raised that works to be undertaken to facilitate construction access will lead to more permanent "building site" landscape. Therefore, careful reinstatement is vital. Requests conditions for "restoration" of the historic wall to be carefully set out and that all works will respect the historic and conservation nature of the lane.
10. Notes the issue of permanent storage of bins in this neighbourhood and requests specific to include specific condition that will prohibit the storage of bins in the mews lane. This submission item also notes that appropriate and accessible opening be provided to allow easy movement of bins and bikes.
11. Notes that it is vital that any bins being stored in the inner courtyard are housed in well-designed, hygienic, covered, enclosed space because the inner courtyard acts as social amenity for the residents.

12. Notes that it is vital that this project will include provision for the adequate and effective, non-polluting lighting of the lane.
13. Notes that attention should be given to ensuring that this project does not lead to the use of the mews lane as an unauthorised parking area.
14. Notes that the proposal needs to ensure inclusive bike storage.

Chief Executive's Response:

1. Noted.
2. Noted.
3. Noted. Limerick City and County Council consider the provision of an apartment at fourth floor level appropriate in relation to the provision of high-quality city centre accommodation and ensuring overall project viability. This unit is located in the area of the original double "A" roof. The height of the apartment matches the unit directly adjacent (no. 59 O'Connell Street). The front façade of the apartment is set back to match the building line established by the adjoining development. The architectural expression of the roof top unit is contemporary in nature, which will provide clear legibility between the existing building and the contemporary extension.
4. Noted. Further to review, Limerick City and County Council propose to retain the timber shopfront window to the ground floor unit. This existing window is single glazed, therefore to improve the thermal performance of the building fabric; secondary glazing will be installed on the inside. The vertical mullion alignment of the secondary glazing will match the existing window.
5. Noted.
6. Noted. At present, the ground floor unit of no. 58 O'Connell Street is the only area of the building in active use. This unit is an open plan space with 2 no. doors opening directly off the hall/corridor. The Part 8 proposal is to provide full occupation of the building on all floors and add an additional apartment at fourth floor level. A fire lobby is required at each level. The Part 8 layout as submitted locates the fire lobby centrally at ground floor level. The layout also includes the toilet serving the unit within the overall space accessed off the fire lobby. The kitchenette is also included in the unit. Limerick City and County Council have considered this and other similar submissions and are satisfied to relocate the fire lobby to the front of the unit and to retain the existing toilet serving this unit in its existing position. As a result, the impact on the open plan arrangement is minimised. This layout has been discussed with the tenants of the unit who confirmed satisfaction with same on the 17th February 2023.
7. Noted. See comments to submission item no. 6 above.
8. Noted.
9. Noted. Limerick City and County Council propose that any dismantling of building fabric for buildability purposes will be carefully reinstated.
10. Noted. The bin storage requirements for this scheme are incorporated within the courtyard area between the main building on O'Connell Street and the mews. No bin storage for this development will take place in the mews lane.
11. Noted. The bins are stored in a well-designed, hygienic, covered enclosed space as shown on the Part 8 planning drawings.
12. Noted. Lighting of the laneway is included in the scheme. This includes new light fittings and upgrading of an existing light fitting. The information on

lighting is included on the Part 8 electrical installation – lighting layout, Drawing No. E 111.

13. Noted. Illegal/Unauthorised parking will be addressed in the normal manner.
14. Noted. The layout of bike store on the Part 8 planning drawing is indicative. Sufficient space is provided for a range of bike types and locking mechanisms e.g. wall mounted, Sheffield stands, etc.

SUB (41) MOLA Architecture / Thanos Properties

Submission Summary:

Submission in respect of the development proposal noting the following:

1. Welcomes the proposed development to rejuvenate the city and provide a better quality of life for its inhabitants. Encourages rejuvenation of the city centre laneways, creating more permeability and passive surveillance for the surrounding area. Commends for reactivation of the existing archways.
2. Notes concerns regarding potential for anti-social behaviour in the area behind existing garage, potential risk to pedestrians and potential security risk for the mews apartments. Notes location of access door to the apartments within the blind spot behind the garage.
3. Notes suggestion that the laneway could be opened up further with removal of the garage. Alternatively, notes suggestion that the boundary wall between the proposal and Planning Application, the granted planning reference no. 20/222 granted could be designed to have visual permeability in order to provide passive surveillance for the area.

Chief Executive's Response:

1. Noted.
2. Noted. The proposed development will considerably enhance the overall amenity of the area by eliminating the current double cul-de-sac layout and providing a fully permeable route from Upper Mallow Street to Glenworth Street. The mews building has been designed to provide passive surveillance of the laneway and active frontages in accordance with Urban Design best practice. New and enhance public lighting is also included as part of the scheme. The garage building referred to in this submission is in private ownership.
3. Noted. The garage building referred to is in private ownership. Openings in the wall between the site in ownership of Limerick City and County Council and the Thanos Properties site at 34-41 Catherine Street are not included in the application. Limerick City and County Council see merit in the proposal, but this does not form part of the Part 8 Planning Application.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Openfield Ecological Services for the proposed development. Their report concluded that proposed development is not likely to have a significant effect on any European Site. Overall, the executive is satisfied that having regard to the scale of the development on zoned lands in the city centre and the distance of the development from any SAC and SPA, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

5.0 Environmental Impact Assessment Screening

An EIAR screening report has been undertaken by DK Planning & Architecture for the proposed development. The proposed development is for the use of an existing building No. 58 O'Connell Street to 3 dwellings construction of an additional building to incorporate 5 dwelling on an urban site. The development does not fall within any of the threshold requirements for a mandatory EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended). Having regard to the size of the development, located within a modified environment, the development as proposed does not require the preparation of an Environmental Impact Assessment Report.

6.0 Key Policy Provisions

Limerick Development Plan, 2022-2028:

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

The site is located in Limerick city centre, which is Level 1 in the settlement hierarchy. The Development Plan policies and objectives set out the criteria to support compact growth in the city centre as follows:

Core Strategy Policies and Objectives

Policy CS P1 Core Strategy Implementation

It is a policy of the Council to implement the Core Strategy for Limerick to ensure consistency with policies at a national and regional level, in particular population targets and distribution.

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed use developments at an appropriate scale on

brownfield, infill, backland, statelands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

**Policy CGR P3 Level 1 Growing Limerick City and Suburbs (in Limerick)
Mungret and Annacotty**

It is a policy of the Council to strengthen and consolidate Limerick City and Suburbs (in Limerick), Mungret and Annacotty as a key driver of social and economic growth in Limerick and become a vibrant living, retailing and working City. In accordance with national and regional policy it is a requirement that at least 50% of all new homes will be located within the existing built-up footprint of the settlement, in order to deliver compact growth and reduce unsustainable urban sprawl.

Objective CGR 03 Urban Lands and Compact Growth

It is an objective of the Council to:

- a) Deliver 50% of new homes within the existing built-up footprint of Limerick City and Suburbs (in Limerick), Mungret and Annacotty and 30% of new homes within the existing built-up footprint of settlements, in a compact and sustainable manner in accordance with the Core and Housing Strategies of this Plan.
- b) Encourage and facilitate sustainable revitalisation and intensification of brownfield, infill, underutilised and backland urban sites, subject to compliance with all quantitative and qualitative Development Management Standards set out under Chapter 11 of this Plan.
- d) Encourage residential development in the City Centre zone by requiring at least 20% of new development to comprise residential use. Exceptions may be made on a case-by-case basis, where residential use is not deemed compatible with the primary use of the site e.g. museums/tourist attractions etc.

Objective CGR 08 Limerick City and Suburbs (in Limerick), Mungret and Annacotty:

It is an objective of the Council to:

- a) Promote development which incorporates a high quality, sustainable and inclusive approach to proposals in the City and Suburbs (in Limerick), Mungret and Annacotty, which is supported by sustainable means of travel and which creates locally distinctive neighbourhoods and positively contributes to the existing built and natural heritage.
- b) Promote residential development in the historic areas of Limerick City, provided development is consistent with the architectural integrity and character of the area.

Objective CGR 09 Building Heights

It is an objective of the Council to:

- a) Ensure that all new tall buildings in Limerick City are designed in accordance with the character area objectives, tall building recommendations and criteria set out in the Development Management Standards. All such buildings shall be of an exceptional architectural quality and standard of design and finish.
- b) Focus delivery of tall buildings in the City Centre, in particular the areas that have been identified as having potential for increased building height. In particular, tall building clusters will be encouraged at The Quays, Colbert Station Quarter, Cleves Site and The Docklands in accordance with the building

classification criteria set out in the Building Height Strategy. There shall be a general presumption against tall buildings in other areas, except at designated areas and the gateway locations identified in the Tall Buildings at City Level Map below.

- c) Protect the unique intrinsic character, scale and significant views of Limerick City, the skyline and key landmark buildings in the delivery of increased building heights, through the application of the Tall Building Classifications, Recommendations, High Level Principles and Assessment Tools and Criteria set out in the Building Height Strategy.
- d) Ensure applications for tall buildings are supported by the following assessments and any additional assessments required at the discretion of the Planning Authority - Environmental Assessment, Wind Analysis, Sunlight and Daylight Analysis, Verified View Analysis, Landscape and Visual Impact Assessment, Architectural Design Statement, Traffic Impact Assessment including a Mobility Management Plan for non- residential uses, Building Services Strategy.

Objective ECON 01 City Centre

It is an objective of the Council to:

- a) Ensure retail development complies with the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick as set out in Volume 6.
- b) Protect, promote, support and enhance the role of Limerick City Centre as the primary retail centre in the Limerick Shannon Metropolitan Area and Mid- West Region, in accordance with the objectives of the National Planning Framework and Regional Spatial and Economic Strategy for the Southern Region
- c) Enhance the vitality of the City Centre through a mixture of uses, reuse of vacant units, increased residential population and revitalisation. Retail is an integral part of the City's economy complementing its inherent strengths including innovation, enterprise, tourism, culture and services and has an important array of amenities, vibrancy, liveability/quality of life and quality-built environment. Development shall be designed so as to enhance the public realm and creation of a sense of place.

Objective HO 012 The Living Limerick City Centre Initiative

It is an objective of the Council to support the Living Limerick City Centre Initiative for the delivery of community housing across the City and the extension of similar initiatives to rural towns and villages.

Objective CGR 02 Place-making, Universal Design and Public Realm

It is an objective of the Council to:

- a) Ensure that all developments are designed to the highest quality with respect to the principles of placemaking, universal design and public realm including the guidance set out under the Urban Design Manual – A Best Practice Guide (2009) and the Design Manual for Urban Roads and Streets (2013) the Whole of Government National Disability Inclusion Strategy (NDIS) 2017-2022 and the 2020 DMURS Interim Advice Note – Covid 19 Pandemic Response.
- c) Ensure the construction of the highest quality and innovative designed buildings, in particular on the approaches to Limerick City, along the Riverfront/Quays, on important street corners or junctions, corner sites, the end of vistas and gateways, Town Centres and the edges of public squares or open space.

Objective EH O50 Work to Protected Structures

It is an objective of the Council to:

- a) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- b) Ensure that any development proposals to Protected Structures, their curtilage and setting, shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of the Arts, Heritage and the Gaeltacht.
- c) Ensure that all works are carried out under the supervision of a qualified professional with specialised conservation expertise.
- d) Ensure that any development, modification, alteration, or extension affecting Protected Structure and/ or its setting, is sensitively sited and designed and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.
- e) Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.
- f) Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.

Objective EH O53 Architectural Conservation Areas

It is an objective of the Council to:

- a) Protect the character and special interest of an area, which has been designated as an Architectural Conservation Area (ACA) as set out in Volume 3.
- b) Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character briefs for each area.
- c) Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA, is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials.
- d) Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner, rather than a replica of a historic building style.
- e) Seek the retention of all features that contribute to the character of an ACA, including boundary walls, railings, soft landscaping, traditional paving and street furniture.
- f) Seek to safeguard the Georgian heritage of Limerick.

Objective LL O1 Limerick Laneways

It is an objective of the Council to:

- a) Promote reuse of vacant buildings and support existing uses within the City Centre.
- b) Improve connections and maintain linkages within and through the City Centre.
- c) Promote high design quality and improve the public realm.

Chapter 2 Core Strategy

A minimum net density of 100+ dwelling units per hectare are required at appropriate locations within the city centre.

Chapter 11 Development Management Standards

Car-free developments will be considered for all proposals on a case-by-case basis.

Objective TR 06 Delivering Modal Split

It is an objective of the Council to:

- a) Promote a modal shift away from the private car towards more sustainable modes of transport including walking, cycling, carpool and public transport in conjunction with the relevant transport authorities;
- b) Support investment in sustainable transport infrastructure that will make walking, cycling, carpool and public transport more attractive, appealing and accessible for all.

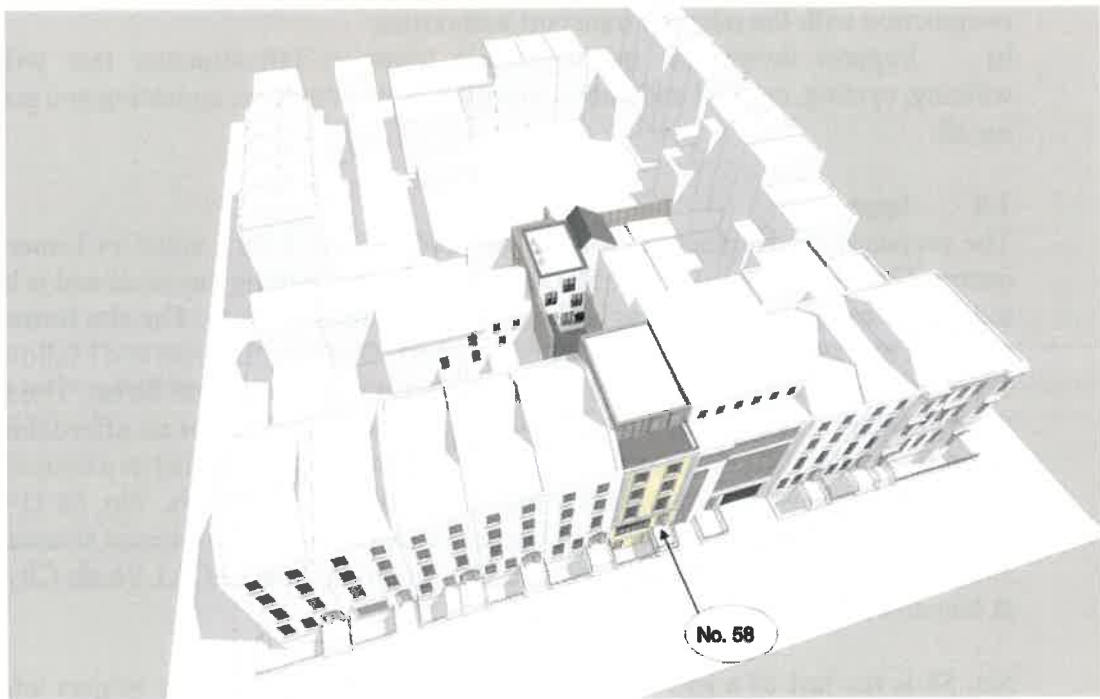
7.0 Appraisal

The proposed development is located on lands zoned 'City Centre' in Limerick city centre. The site is located at No. 58 O'Connell Street, fronting the street and is bounded to the rear by an unnamed lane in the Georgian core of the city. The site forms part of an urban block that is flanked by Catherine Street, Glethworth Street and Mallow Street. The unnamed lane currently links Catherine Street and Glethworth Street. The site is in the ownership of the Local Authority. The proposed model is for an affordable (52%) and private sale (48%) housing scheme which is government funded as a demonstration project in the reuse of brownfield urban lands and building stock. No. 58 O'Connell Street is a four storey over basement Georgian townhouse, is a protected structure (RPS 3520) and is located in an Architectural Conservation Area (ACA1 South City Centre & Newtown Pery).

No. 58 is the last of a row of Georgian houses to the west of the subject site and is bounded to the east by a modern office building. The building is the former city library which was in place from the 1930's to the 1990's. Narrative 4 currently occupies the ground floor, the basement and upper floor are currently vacant. The building has been substantially altered in the past. The front façade has been plastered in a sand and cement render with raised quoins on both sides. The internal layout of the buildings has undergone office fit outs and many features lost. The ground floor features a large shop front window insert.

The proposed development includes the change of use and remodelling of the existing building to provide commercial space at ground floor and 5 x No. apartment units at basement, first, second and third floor level and a rooftop extension. The apartment units will include 2 x No. 1 bedroom units and 3 x No. 2 bedroom units. The material alterations, repairs and renewals proposed to the building consist of removal of existing internal partitions, alterations to existing partitions, replacement of existing internal doors and joinery, fire upgrading of existing walls and ceilings, installation of mechanical and electrical services, pv panels and plant at roof level. All works will not impact on the character or special of the protected structure. The development will also consist of a change of use and part demolition of the former library store/warehouse to the rear of the site between Glentworth Street and Mallow Street to provide 3 x No.

apartments over three floors in a new build, 2 x No. 1 bedroom and 1 x No. two bedroom unit. The proposal will create a semi-private courtyard between No. 58 O'Connell Street and the proposed mews building to provide residential amenity space, bicycle storage and bin store. The development will include a programme of essential repairs to the structure and fabric of No. 58 which will help contribute to the long term preservation of the city's Georgian heritage. The part demolition of the former library store/warehouse to the rear of the site and creation of the three-storey mews building, will facilitate the pedestrian connection between Glethworth Street and Mallow Street in line with the Limerick Laneways Project and lead to animation and passive surveillance from the proposed residential units. This is a new pedestrian link and will give access to the three mews units at this location.



The proposed development is a high quality design and finishes are considered acceptable. The reuse and repurpose of No. 58 O'Connell Street for mixed use purposes is a positive use of a former Georgian townhouse. The new development element will contribute positively to the streetscape at this location and the modern design is considered positive. The rear mews building is a positive development to the rear of the site. Contemporary materials have been selected for the new build elements, which have taken account of the protected structure status in the Georgian core, aesthetics, durability and sustainability of use. The unit type, mix and sizes accord with the requirements of the Limerick Development Plan, 2022-2028 and SPPR1 as set out in the Sustainable Urban Housing: Design Standards for New Apartments (Dec 2020).

A bat survey was carried out and no roosts were detected.

A detailed Construction Environmental Management Plan (CEMP) to include a traffic management plan, which will take account of the site location and access issue, will be prepared before any development is carried out which will include input from the design team, all specialist consultants and Limerick City & County Council. This was confirmed by the Planning, Environment & Place Making Directorate on 06/03/23.

