

**Memo**

**To:** Pat Daly, Chief Executive

**From:** Vincent Murray, Director of Services, Planning, Environment and Place Making

**Date:** 19/01/2024

**Re:** Part 8 Proposal, Reference 23/8017 – Development of the West Limerick Tourism Hub at Fullers Folly to include: Refurbishment and renovation of the Fullers Folly buildings (which is a protected structure, RPS 1488 & 1489) and courtyard, and change of use to commercial, community and tourism. Construction of a new building between the two existing structures. Develop the buildings and site to include toilets, café, visitor information, retail, viewing area, interpretation and open courtyard space. Develop a pedestrian link between the Fullers Folly courtyard and the riverside. Works to include all site development works for the buildings and site including utilities, drainage, landscaping and public realm. Improvements works to the entrance from Bridge Street to the Folly including provision of pedestrian walkways.

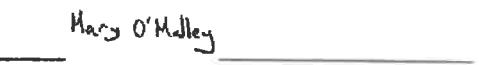
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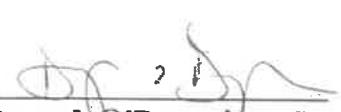
Dear Chief Executive,

Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a proposal for the development of the West Limerick Tourism Hub at Fullers Folly, Bridge Street, Newcastle West, Co. Limerick

The proposal prepared by the Economic Development, Enterprise and Tourism Directorate has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028 and the Newcastle West Local Area Plan 2023-2029, and the proper planning and sustainable development of the area.

It is recommended that the proposed development be recommended to the Elected Members of Limerick City & County Council for their approval.

**Signed:**   
Mary O'Malley, Executive Planner

**Signed:**   
Donogh O'Donoghue, Senior Executive Planner

**Signed:**   
Vincent Murray, Director of Services, Planning, Environment and Place Making



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

**Re: Proposed Development:**

The proposed development is for the Development of the West Limerick Tourism Hub at Fullers Folly to include: Refurbishment and renovation of the Fullers Folly buildings (which is a protected structure, RPS 1488 & 1489) and courtyard, and change of use to commercial, community and tourism. Construction of a new building between the two existing structures. Develop the buildings and site to include toilets, café, visitor information, retail, viewing area, interpretation and open courtyard space. Develop a pedestrian link between the Fullers Folly courtyard and the riverside. Works to include all site development works for the buildings and site including utilities, drainage, landscaping and public realm. Improvements works to the entrance from Bridge Street to the Folly including provision of pedestrian walkways.

**At: Fullers Folly, Bridge Street, Newcastle West**

**Reference Number 23/8017**

## 1.0 Introduction

This Chief Executive's Report and Recommendation 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 to the south east of the Desmond Castle and accessed via Bridge Street, Newcastle West. The site sits on the north bank of the River Arra. A narrow strip of land separates the Folly building and the Desmond Castle from the river. The site comprises a building, orientated east-west with either side of an arched entrance, with a rear garden and a derelict outbuilding at the end of the garden. The garden is enclosed on two sides by the medieval walls of the castle.

Fullers Folly was built in 1863. It was presumably built as a dwelling. By the mid 20<sup>th</sup> century the garden of the site was used as an abattoir. In the 1990s the south building was refurbished as an architectural design studio. The proposed development of the West Limerick Tourism Hub at Fullers Folly includes:

- Refurbishment and renovation of the Fullers Folly buildings (which is a protected structure, RPS 1488 & 1489) and courtyard,
- Change of use to commercial, community and tourism.
- Construction of a new building between the two existing structures.
- Develop the buildings and site to include toilets, café, visitor information, retail, viewing area, interpretation and open courtyard space.
- Develop a pedestrian link between the Fullers Folly courtyard and the riverside.
- Works to include all site development works for the buildings and site including utilities, drainage, landscaping and public realm.
- Improvements works to the entrance from Bridge Street to the Folly including provision of pedestrian walkways.

### Site location



## 2.1 **Public Consultation:**

The plans and particulars were placed on public display from the 10<sup>th</sup> November 2023 until the 7th of December 2023. Submissions and observations were invited up to the 21<sup>st</sup> December 2023.

## 3.0 **Submissions with respect to the proposed development**

A total of - no. 5 written submissions/observations was received and are listed below:

No.	Name
1	Grainne O'Keeffe via MyPoint
2	OPW via email
3	Health service Executive via email
4	Uisce Eireann via email.
5	Department of Housing, Local Government and Heritage

### **Submission No. 1 Grainne O'Keeffe**

#### Submission Summary:

Submission received from Grainne O'Keeffe via My Point Portal in full support of the restoration of Fullers Folly as a tourism hub and a very welcome enhancement to the town centre. The submission included the following 3 items.

1 - External Viewing Deck - highlighted that the proposed height of castellated wall above the viewing deck is 1.5m and this will not be suitable for all people to avail of the views, especially children and people confined to a wheelchair.

#### Chief Executive's Response:

Noted and will be considered further.

2 - Bicycle Parking - Will bicycle parking stands be provided to facilitate visitors arriving by bicycle from the Greenway/ Eurovelo Route and elsewhere?

#### Chief Executive's Response:

Yes

3 - Roof Finish - What roof finish is proposed for the 'glass box' infill between the two stone buildings?

#### Chief Executive's Response:

A glass roof is proposed for the infill building. This will be considered further and finalised at detailed design stage

## **Submission No. 2 OPW**

### Submission Summary:

OPW Drainage Maintenance comments on this proposal are in relation to the Office of Public Works statutory duty to maintain Drainage Scheme's under the Arterial Drainage Act.

The site of the proposed development is located adjacent to OPW Channel No. C12 on the Deel Drainage Scheme. The site is indicated as being at risk of flooding on the CFRAMS River Flood Extent Maps. The Planning Authority should therefore ensure due consideration is given to flood risk when developing the site and a flood risk assessment prepared in accordance with the Flood Risk Management Guidelines.

### Chief Executive's Response:

Points noted. A detailed Flood Risk Assessment will be carried out prior to the commencement of development and any mitigation works recommended will be adhered to.

## **Submission No 3. Health Service Executive**

### Submission Summary:

Submission received from HSE via Email. HSE have no objection to the proposed development subject to conditions.

### Chief Executive's Response:

Points noted. All items conditioned will be adhered to

## **Submission No 4. Uisce Eireann**

### Submission Summary

Submission received from Uisce Eireann via email. Uisce Eireann have no objection to the proposed development subject to conditions.

### Chief Executive's Response:

Points Noted. All items conditioned will be adhered to, and all permissions and works will be carried out, designed and constructed in accordance with all relevant Uisce Eireann Guidelines and Best Practice.

## **Submission No 5. Department of Housing, Local Government and Heritage**

### Submission Summary:

Submission received from the Department of Housing, Local Government and Heritage. Outlined heritage related observations/recommendations for the proposal.

### Chief Executive's Response:

Points noted. All items conditioned will be adhered to.

#### **4.0 Habitats Directive Project Screening Assessment**

The site is located approximately 4.4km from the nearest Natura 2000 site, the Stack's to Mullaghareirks Mountains, West Limerick Hills and Mount Eagle SPA. An Appropriate Assessment Screening Report was submitted as part of this application prepared by Ecofact Environmental Consultants. The report concludes '*that there would be no impacts arising from the proposed development that have the potential to result in significant adverse effects on the Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA, Lower River Shannon SAC or Askeaton Fen Complex SAC. No direct impacts to the Natura 2000 sites are envisaged as the proposed works are locate outside the boundary of these designated areas. Indirect and cumulative impacts were also considered in the context of the proposed development.*' Tom O'Neill, Heritage Officer, Limerick City and County Council outlines in his report "*I would agree with the findings (Section 5.3 p. 20) of the screening that effects on any Natura 2000 are unlikely due to both distance and the limited scale of developments.*" Overall the Planning Authority is satisfied that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA and therefore an Stage 2 Appropriate Assessment is not necessary.

#### **5.0 Environmental Impact Assessment Screening**

An EIAR screening report was undertaken for the proposed development by Ecofact Environmental Consultants. The development does not individually or cumulatively 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). A review of the EIAR screening was carried out by Tom O'Neill, Heritage Officer Limerick City and County Council. His report outlines that '*In terms of effects on the nearby river it is considered that issues raised in relation to waste water are not significant in that there is sufficient capacity to cater for waste water in the Wastewater treatment plant. The occupation of the buildings is likely to be limited for the most part to daylight hours and concentrated around the tourist season which further minimises opportunities for the generation of waste water. I would also regard possible effects of run off during construction to be insignificant, due to the fact that the bulk of the works will take place within existing stone walls which, in themselves, will block potential overland flow and help stop dust emissions to the nearby river.*' Having reviewed the EIAR screening report and considered other additional information received the Executive is satisfied that the proposal as outlined does not require a sub threshold Environmental Impact Assessment Report

#### **6.0 Ecological Appraisal Report**

An Ecological Appraisal Report was submitted as part of this application prepared by Ecofact Environmental Consultants. Details of locally important flora and fauna are outlined. The assessment noted that bats are roosting and foraging/commuting at the proposed development site. It recommends that demolition and vegetation clearance should not take place during the active bat season or within the bird nesting season.

#### **7.0 Key Policy Provisions**

##### **7.1 Limerick Development Plan 2022 – 2028**

The key policy provisions are as follows:

## Objective CGR O11 Level 2: Key Town Newcastle West

It is an objective of the Council to:

- a. Promote Newcastle West as a key service centre and to promote the sustainable growth of the town to become a self-sufficient settlement and act as a service centre for its inhabitants and rural hinterland. At least 30% of all new homes shall be located within the existing built-up footprint of the settlement, in order to deliver compact growth and reduce unsustainable urban sprawl.
- b. Support and promote the role of Newcastle West as a strategically located urban centre of significant influence in a sub-regional context. In particular, it is an objective to promote the opportunity for interregional collaborations across county boundaries with Abbeyfeale, Listowel and Rathkeale and locations identified in the Strategic Integrated Framework Plan for the Shannon Estuary, which offer collective strengths and potential for project partnerships to drive sustainable economic growth in the West Limerick/ North Kerry area;
- c. Support the initiatives of the Atlantic Economic Corridor to realise the full potential of the Newcastle West enterprise assets to support job creation, improve competitiveness, attract investment and create future economic growth;
- d. Support the delivery of the infrastructural requirements identified for Newcastle West subject to the outcome of the planning process and environmental assessments;
- e. Support and promote the tourism potential of Newcastle West's historical heritage to facilitate the expansion of the existing tourism offer and to develop connectivity to, and synergies with, Newcastle West and the Great Southern Greenway;
- f. Support the identification of opportunities for investment in incubation and innovation infrastructure for ICT and related companies and capitalise on Newcastle West's ability to accommodate remote working, enterprise start-ups and up-scaling companies.

## Objective ECON O48 Limerick Greenways

It is an objective of the Council to support:

- a. The provision of car parking, bike hire and ancillary facilities at suitable locations along the Limerick Greenway.
- b. Extend the Limerick Greenway from Rathkeale to Adare/ Patrickwell.
- c. Extend the greenway from the University of Limerick to Annacotty.
- d. Develop a greenway from the University of Limerick to Montpelier.
- e. Support the development of the Limerick to Scariff/Tuamgraney Greenway in partnership with Waterways Ireland and Clare County Council.
- f. Examine the potential for a greenway from Patrickswell, Bruree to the Limerick/Cork Border (Charleville).
- g. Support the development of a greenway link from Limerick City to connect with the Suir Blueway in Cahir, County Tipperary, in so far as it falls within County Limerick, subject to ecological assessment and design.

Tourism projects will be required to adhere to adequate environmental and ecological assessment to ensure that they do not cause adverse environmental and ecological effects.

## Objective ECON O50 Facilities and Amenities incidental to Tourist and Recreational Attractions and Scenic Views

It is an objective of the Council to consider public facilities and amenities of a type and scale that are incidental to tourist attractions and associated services where they would:

- a. Allow these attractions to be enjoyed and accessed by the public;

- b. Cater for basic needs of the public, incidental to the enjoyment of these attractions;
- c. Help to protect sensitive features through information and by appropriate management;
- d. Be adequately serviced and managed;
- e. Be inclusive to all members of the community. Applications must be accompanied by a management plan and justified by reference to a coherent, evidence-based tourism and recreational strategy applicable to the area. Such development should not impair the capacity of the road network.

#### Objective EH O12 Blue and Green Infrastructure

It is an objective of the Council to:

- a. Promote a network of blue and green infrastructure throughout Limerick.
- b. Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species. Projects which would be detrimental to existing blue and green infrastructure features will not be permitted.
- c. Ensure the integration and strengthening of green infrastructure into the preparation of Local Area Plans.
- d. Where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage for example.
- e. Seek to advance the use of an ecosystem services approach and ecosystem services valuation as a decision-making tool in plans and projects, subject to appropriate ecological assessment

#### Policy TR P3 Integration of Land Use and Transport Policies

It is a policy of the Council to support and facilitate the integration of land use and transportation policies ensuring the delivery of sustainable compact settlements served by sustainable modes of transport

#### Objective TR O4 Universal Design

It is an objective of the Council to ensure that all transport schemes incorporate high-quality urban realm design that is attractive, safe, comfortable and accessible for all individuals.

#### Objective TR O8 Walking and Cycling Infrastructure

It is an objective of the Council to:

- a. Improve and provide clear, safe and direct pedestrian linkages, cycle networks, including the greenways and primary segregated cycle routes, between the employment zones, shopping areas and residential areas throughout Limerick;
- b. Maintain and expand the pedestrian route network, infrastructure and where possible, retrofit cycle and pedestrian routes into the existing urban road network, to provide for accessible safe pedestrian routes within Limerick

#### Objective TR O9 Limerick Cycle Network

It is an objective of the Council to implement in full, the Cycle Network, which will be set out in the final LSMATS, with priority given in the short term to delivering the primary cycle network and cycle routes serving schools.

## **Newcastle West Local Area Plan 2023-2029**

The site is zoned Open Space and Recreation. The objective of this zoning is to protect, provide for and improve open space, active and passive recreational amenities. Purpose: Provides for active and passive recreational resources including parks, sports and leisure facilities and amenities including the Limerick Greenway. The Council will not normally permit development that would result in a substantial loss of open space. Linked green spaces/corridors are encouraged.

Tourism and Heritage Strategy will:

- Focus on the expansion of the tourism sector within town centre through the development and enhancement of amenity areas, such as the Demesne, the River Arra walkway and Desmond Castle and build on the linkage to the Limerick Greenway through enhancement of the walking and cycling amenity routes to the town centre.
- Support and build community and business capacity to invest in and optimise outcomes from recreation, environment, food, heritage and cultural development to generate Draft Newcastle West Local Area Plan 2023 - 2029 40 jobs for residents, revenues for businesses and income through increased visitor numbers.
- Focus on enhanced public realm. Public realm supports public interaction, contributes to place making and has the capacity to transform towns into high-quality places to live, visit and invest - encouraging day and evening economies.
- Implement the Streetscape Enhancement Initiative. The initiative is a key part of Our Rural Future and will make rural towns and villages in County Limerick and across the country more vibrant and attractive places to live, work and visit.

Objectives CIO4 Walkways, Cycleways and the Limerick Greenway:

It is an objective of the Council to: (a) Encourage walking and cycling as more convenient, popular and safe methods of movement in Newcastle West, and facilitate the provision of an attractive and coherent network of off-road footpaths Draft Newcastle West Local Area Plan 2023 - 2029 63 and cycle facilities. This will be achieved by:

- Providing a safer connection between the Limerick Greenway and the town centre. • Development of a greenway hub in Newcastle West.
- Providing secure cycle parking infrastructure at appropriate locations as opportunities arise.
- (b) Support of development of the Limerick Greenway, ancillary facilities, connectivity between the Greenway and the town centre and connectivity to the heritage and cultural assets of the town.
- (c) Continue to facilitate the development of walkways as indicated on the Amenity Map (Appendix 1, Map 3) in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways.
- (d) Proposals for new Walkways/Cycleways, Greenways and Blueways will be subject to appropriate environmental assessments. Any development which would have adverse effect on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.

Objective TO1 – Tourism:

It is the objective of the Council to:

- (a) Support growth in the tourism sector in Newcastle West ensuring that the economic and societal benefits of tourism are effectively distributed throughout the town by making vital connections between complementary sites and attractions, and ensuring visitors can avail of

Newcastle West's services attracting visitors from the Greenway into the town centre, and enabling them to do so with ease.

- (b) Support the provision of a range of tourist accommodation types and infrastructure including, hostel accommodation, campervan/caravans sites, subject to them being located on suitably zoned lands.
- (c) Support Newcastle West's role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document.
- (d) Require tourism projects to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.
- (e) Support community engagement in the development of tourism and amenity projects in the town. (f) Seek to improve public realm opportunities, to make available spaces to facilitate the tradition of festivals in the town.
- (g) Support development of the Limerick Greenway, ancillary facilities, connectivity between the Greenway and the town centre, Newcastle West as a Greenway hub, with enhanced accessibility to the heritage and cultural assets of the town.
- (h) Require new tourist projects to be located within the town to foster synergy with the services and retail business located in the town.
- (i) Facilitate Tourism development opportunities in Newcastle West in accordance with the Limerick Development Plan 2022 – 2028 as they apply to Newcastle West. All development proposals comply with the Development Management Standards of the Limerick Development Plan 2022 - 2028. (j) Develop Newcastle West as 'Destination Town' and to seek funding to realise this objective in accordance with Fáilte Ireland's Destination Town Guidelines.

#### Objective SMT02 - Supporting Modal Split:

It is an objective of the council to:

- a) Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Newcastle West, including the Limerick Greenway. Draft Newcastle West Local Area Plan 2023 - 2029
- b) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network for Newcastle West and its hinterland.

#### Objective SMT03 - Walking and Cycling:

It is an objective of the council to:

- (a) Enhance the walking and cycling networks through the town within the lifetime of the Plan and seek to improve direct pedestrian linkages, cycle networks and infrastructure throughout the town Draft Newcastle West Local Area Plan 2023 - 2029 77 and improve connectivity to the town centre and existing services.
- (b) Incorporate Sustainable Travel measures in all new developments in the town.
- (c) Support the progression of enhancing connectivity between the Limerick Greenway and the town centre by safe walkway/cycleway route, subject to the necessary environmental assessments.
- (d) To develop a pedestrian and cycle route between the Greenway to the Demense and improve the linkage to the town centre.
- (e) Facilitate school zone measures, including slow zones around the schools, and promote/facilitate active travel options for students to reduce the health and safety risks associated with traffic congestion, pollution and inactive lifestyles.

#### Objective CHO4 - Architectural Heritage:

It is an objective of the Council to: Preserve, protect and enhance the character of Newcastle West including all Protected Structures and attendant grounds in accordance with the best conservation practice and relevant heritage legislation.

#### Objective CHO5 - Built Heritage:

It is an objective of the Council to: Promote the protection and improvement of built heritage in accordance with NPO 11 of the Project Ireland 2040, RSES, Limerick Development Plan 2022 – 2028, Section 28 Guidelines, including the Architectural Heritage Protection Guidelines for Planning Authorities.

Objective CHO6 - Protected Structures: It is an objective of the Council to:

- (a) Resist the demolition of Protected Structures, in whole or in part, the removal or modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional.
- (b) Protect Protected Structures and attendant grounds in accordance with the best conservation practice and relevant heritage legislation
- (c) Support the re-introduction of traditional features on Protected Structures where there is evidence that such features (e.g. window styles, finishes etc.) previously existed.
- (d) Positively consider proposals to improve, alter, extend or change the use of Protected Structures and attendant grounds so as to render them viable for modern use. Proposed works shall be subject to demonstration by a suitably qualified Conservation Architect or other relevant expert that the structure, character, appearance and setting will not be adversely affected and, suitable Draft Newcastle West Local Area Plan 2023 - 2029 90 design, materials and construction methods will be utilised in accordance with best conservation practice and relevant heritage legislation.
- (e) Promote awareness of the appropriate adaption of built heritage to climate change as per Government Draft Heritage Ireland 2030, the Climate Change Sectoral Adaptation Plan for the Built and Archaeological Heritage, 2019, the Built Vernacular Strategy, 2021, the pending National Policy on Architecture, the Limerick Climate Adaption Strategy 2019 – 2024 and higher-level spatial plans. The Council have regard to the Department of Environment, Heritage and Local Government's publication on Energy Efficiency in Traditional Buildings (2010) and the Irish Standard IS EN 16883:2017 Conservation of Cultural Heritage – Guidelines for Improving the Energy Performance of Historic Buildings (2017) and any future advisory documents in assessing proposed works on Protected Structures.

#### Objective CHO8 – Architectural Conservation Areas (ACA's):

It is an objective of Council to:

- (a) Protect, conserve and where appropriate, enhance the ACA's as identified in Map 4. The design of any development proposed in the Architectural Conservation Area, including any changes of use of an existing building, should preserve and/ or enhance the character and appearance of the Architectural Conservation Area as a whole.
- (b) Proposals for development within the ACA's shall;
  - Reflect and respect the scale and form of existing structures within the ACA's in proportioning, overall scale and use of materials and finishes, particularly with reference to the street frontages and seek to contribute to or enhance the character and streetscape of the ACA's;
  - Seek to retain/incorporate/replicate exterior features which contribute or enhance the character and streetscape of the ACA's such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork etc;

- Ensure priority is given to the pedestrian, to inclusive access, and to facilitating the improvement of the quality of the public realm: the latter will include for consideration of the planting of trees in the wider public open spaces, benches for sitting and the articulation of uses through appropriate paving.

## 7.0 Appraisal

The proposed development will provide the development of the West Limerick Tourism Hub at Fullers Folly and will include the refurbishment and renovation of the Fullers Folly buildings (which is a protected structure, RPS 1488 & 1489) and courtyard, and change of use to commercial, community and tourism. The proposal includes the construction of a new building between the two existing structures and the development of the buildings and site to include toilets, café, visitor information, retail, viewing area, interpretation and an open courtyard space. A pedestrian link between the Fullers Folly courtyard and the riverside is also proposed as is improvements works to the entrance from Bridge Street to the Folly including the provision of pedestrian walkways.

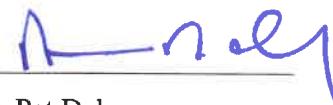
Fullers Folly is an important historic building. The building is in poor condition but retains much of its original fabric. The proposed development will incorporate mitigation measures including a full repair and conservation of the fabric of the building. The proposed design aims to provide for the reuse of the building without the loss of character. This project will enhance the town of Newcastle West and improve the tourism offering in the area.

A detailed Construction Environmental Management Plan (CEMP) to include a traffic management plan, which will take account of the site location, access issues, hydrocarbons, earth works, run-offs and location of services, will be prepared before any development is carried out and will include input from the design team, all specialist consultants and Limerick City & County Council. All suggested mitigations outlined in the Architectural Heritage Impact Assessment and in the Archaeological Impact Assessment reports accompanying this application will be implemented in full.

The proposal as set out is considered to be in compliance with Limerick Development Plan, 2022 – 2028, the Newcastle West LAP 2023-2029 and the proper planning and sustainable development of the area.

## 8.0 Conclusion

Having regard to the foregoing evaluation and the reason and considerations as set out, the Chief Executive is satisfied that the proposal is in accordance with the objectives of the Limerick Development Plan, 2022 – 2028, the Newcastle West LAP 2023-2029 and the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended) the proposed development is recommended to the Elected Members of Limerick City & County Council for their approval.



Dr. Pat Daly

Chief Executive,

Limerick City & County Council

Date: 22.1.24

