

**Planning Report**  
**Limerick City & County Council**

**File No:** 23/8014

**Applicant:** Part 8

**Location:** Limerick City Fire Station Mulgrave Street Limerick

**Dev. Description:** The proposed works will include removing the existing brickwork façade in its entirety and to replace it with a mechanically fixed brick slip system / rendered cement board finish. Raising the existing parapet height and the removal of the existing handrails. Alterations to existing facades, comprising of alterations to window openings, replacement of windows & alterations to existing glazing fenestrations. The Provision of signage to the South elevation. The enclosure of the existing undercroft with full height glazing to the South-West of the existing building and installation of an internal lift from the ground floor lobby to the first floor and all ancillary site works. Limerick City & County Council has carried out an Environmental Impact Assessment (EIA) Screening Report in accordance with the requirements of Article 120(1B)(b)(i) and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has been determined that an EIA is not required in respect of this proposed development. Nonetheless, a person may, within 4 weeks beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin 1. Limerick City & County Council has carried out an Appropriate Assessment (A) Screening Report and has determined that a full Appropriate Assessment is not required in respect of this proposed development

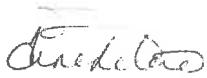
---

Dear Chief Executive,

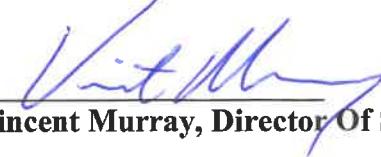
Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of the proposed Part 8 for internal and external renovations at Limerick City Fire Station, Mulgrave Street, Limerick.

The proposal prepared by the Fire Department 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 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:   
Áine Leland, Assistant Planner

Signed:   
Donogh O Donoghue, Senior Executive Planner

Signed:   
Vincent Murray, Director Of Services, Planning, Environment & Place Making



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

**Re: *Proposal:***

The proposed works that will include removing the existing brickwork façade in its entirety and to replace it with a mechanically fixed brick slip system / rendered cement board finish. Raising the existing parapet height and the removal of the existing handrails. Alterations to existing facades, comprising of alterations to window openings, replacement of windows & alterations to existing glazing fenestrations. The Provision of signage to the South elevation. The enclosure of the existing undercroft with full height glazing to the South-West of the existing building and installation of an internal lift from the ground floor lobby to the first floor and all ancillary site works. Limerick City & County Council has carried out an Environmental Impact Assessment (EIA) Screening Report in accordance with the requirements of Article 120(1B)(b)(i) and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has been determined that an EIA is not required in respect of this proposed development. Limerick City & County Council has carried out an Appropriate Assessment (A) Screening Report and has determined that a full Appropriate Assessment is not required in respect of this proposed development

**At:** the Limerick Fire Station, Mulgrave Street, Limerick.

**Reference Number 23/8014**

**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**

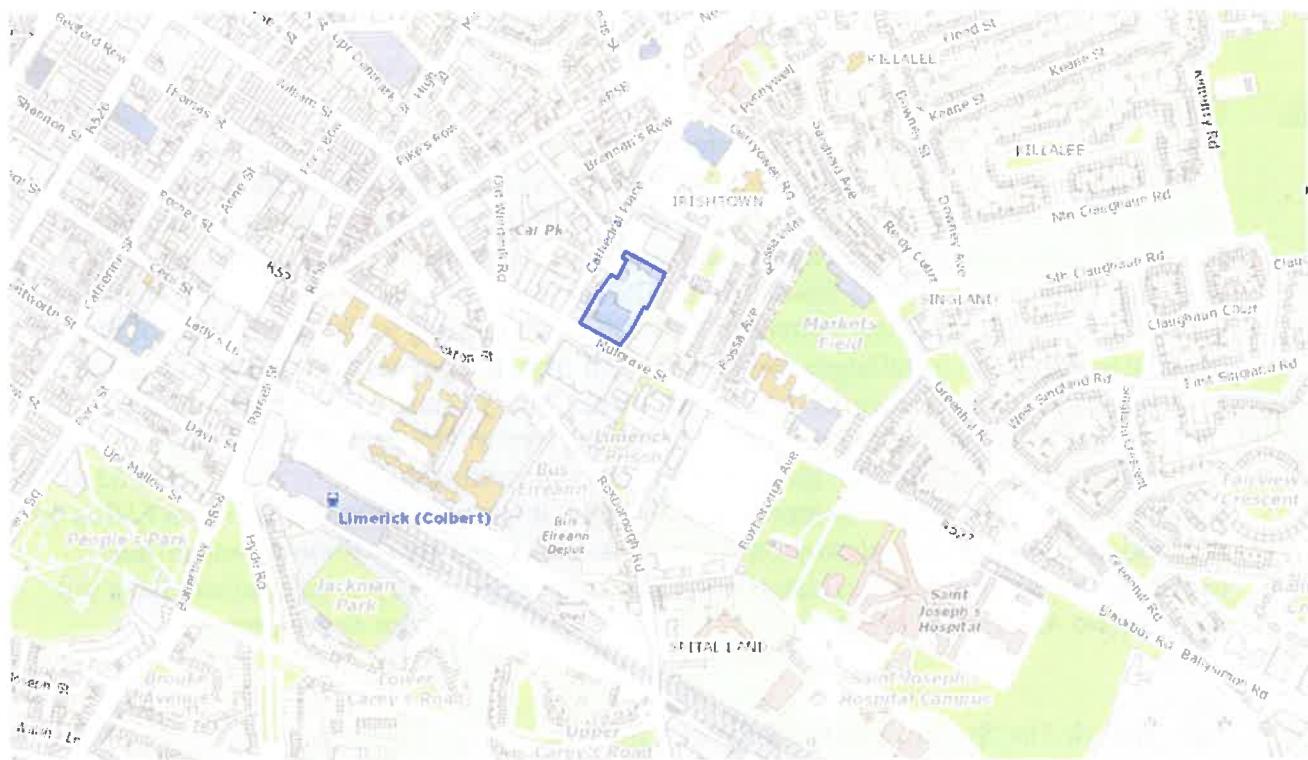
The site is occupied by a part two storey part single storey red brick building which houses the Limerick Fire Department. The proposal includes for the following works:

- Removal of existing brickwork façade in its entirety and replace with a mechanically fixed brick slip system/rendered cement board finish,
- Raising the existing parapet height and removal of existing handrails,
- Alterations to window openings, replacement of windows and alterations to existing fenestrations,
- Provision of signage to the south elevation,
- Enclosure of existing undercroft with full height glazing to south west of existing building,
- Installation of an internal lift from ground floor lobby to first floor.

**2.1 Site Location:**

The proposed development is located on Mulgrave Street within Limerick City Centre opposite Limerick City Court House.

## Site Location Map



### 2.2 Public Consultation:

The plans and particulars were placed on public display from the 20<sup>th</sup> October 2023 until the 20<sup>th</sup> November 2023. Submissions and observations were invited up to the 4<sup>th</sup> December 2023.

### 3.0 Submissions with respect to the proposed development

A total of 1 x No. written submissions/observations were received and are listed below:

No.	Name
1	Development Applications Unit, Department of Housing, Local Government and Heritage

#### **SUB (1)** **Submission Summary:**

1. Bats (and other nocturnal wildlife) are particularly sensitive to Artificial Light at Night (ALAN). As such it is recommended that lighting on site follows the following guidance by Bat Conservation Ireland: Bats and Lighting, Guidance Notes for: Planners, engineers, architects and developers 2010.
2. The new building, should incorporate the provision of swift nest boxes preferably recessed into the new building or externally on the wall. A caller will also be required. This work should be carried out under the guidance of a suitably qualified ornithologist. A minimum provision of 12 nest sites should be allowed for. The reason for this is that the part of the building which is two storey (or higher) offers an excellent opportunity to facilitate swift nest sites, thereby expanding the existing swift colony in Limerick City. Swifts are red listed on the Birds of Conservation Concern in Ireland having shown a 54% decrease between 2008 and 2013 (Countryside Bird Survey). The loss of available nest sites

due to renovations of old buildings and modern building techniques restricting the availability of nest cavities are both believed to be significant contributory factors to this observed decline. Swifts will nest in artificial nest boxes.

3. All landscaping on site should adhere to the principles of the All Ireland Pollinator Plan.

**Chief Executive's Response:**

1. No additional lighting is being proposed as part of this proposal. A suitably qualified advisor will be sought to ensure the development is fully adhering to the Bat Conservation Ireland: Bats and Lighting, Guidance Notes for: Planners, engineers, architects and developers 2010.
2. The design team have been instructed to engage a suitably qualified ornithologist and to ensure the development fully complies with the requirements set out in point 2 above, namely the provision of a minimum of 12 nest sites, suitably located and the installation of a caller.
3. A suitably qualified advisor will be engaged to ensure the development fully adheres to the principles of the All Ireland Pollinator Plan.

**4.0 Habitats Directive Project Screening Assessment**

An Appropriate Assessment Screening Report has been undertaken by DRA Consulting Engineers for the proposed development and which examined the impacts the proposed development may have on any nearby European Designated Sites. Their report concluded that the proposed development is not likely to have a significant effect on any European Site due to the nature and scale of the works and the nature of the existing urban environment. Overall, the executive is satisfied that having regard to the scale of the development 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 EIA Screening Report has been prepared by DRA Consulting Engineers and submitted with the application, which considered whether an EIA is required for the proposed development. The Screening report concludes that there is no real likelihood of significant effects on the environment having regard to the nature, scale and location of the proposed development.

The development does not fall within any of the threshold or sub-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:

#### Objective SCSI O16 Emergency Services

It is an objective of the Council to facilitate the accommodation for emergency services, rescue services and acute care, in locations that facilitate ease of access and safe functioning with respect to the road network.

#### Objective CAF O4 Climate Proofing

It is an objective of the Council to ensure climate proofing measures are incorporated into the design, planning, layout and orientation and construction of all developments, including the use of sustainable materials, selection of suitable locations and the use of renewable energy sources.

## 7.0 Appraisal

The primary objective of the proposed works is to revamp the existing office space thereby creating a functional and modern environment that prioritises efficiency, comfort and productivity for the occupants. The design encompasses the retrofitting of the lobby, the creation of a dedicated historical/display area and improved offices for sub and station officers.

It is necessary to replace the outer leaf on the building to remove the risk of falling brickwork and eliminate the risk of future decay. The proposal also includes the provision for future works such as CCTV, lighting and signage, restoring access to the station by the western gate and avenue, removing hoarding and exclusion zones, utilising the opportunity to improve the energy efficiency of the main fire station building, improve access to and within the fire station for persons of limited mobility, particularly at the main entrance, enclosing the area of overhanging at the main pedestrian entrance and installing a passenger lift to the first floor.

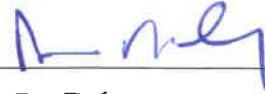
The proposed external alterations will modernise the existing building and it is considered that it will complement the existing Court House building which is directly opposite the site. A raised parapet at roof level will tidy up the roof line over the 2 storey administration wing and the single storey station building.



The proposal as set out is considered to be in compliance with Objective SCS1 O16 Emergency Services, and Objective CAF O4 Climate Proofing in the Limerick Development Plan, 2022-2028.

## 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 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: 22.12.23

