

Memo

To: John Moran, Mayor

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

Date: cc

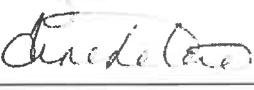
Re: Part 8 Proposal, Reference PT8LL153 – Development at No. 52 New Road, Thomondgate, Limerick for the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works.

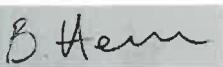
Dear Mayor,

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 works to No. 52 New Road, Thomondgate, Limerick.

The proposal prepared by the Housing Section 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 the Metropolitan District of Limerick.

Signed: 
Áine Leland, Executive Planner


Signed: _____
Barry Henn, Senior Executive Planner

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



**PART 8 REPORT & RECOMMENDATION IN ACCORDANCE
WITH SECTION 179 3(a) OF THE PLANNING & DEVELOPMENT
ACT 2000 (AS AMENDED)**

Re: Part 8 Proposal for the following:

Development at No. 52 New road, Thomondgate, Limerick for the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works.

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

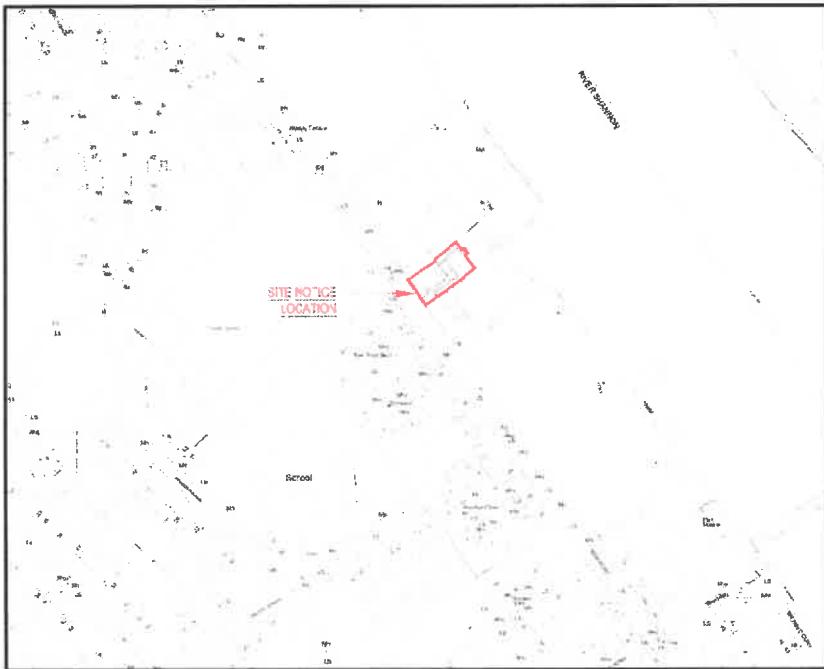
- (a) The demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two-storey apartment extension to the rear
- (b) The construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works

At 52 New Road, Thomondgate, Limerick.

2.1 Site Location:

The proposed development is located along New Road within the established neighbourhood of Thomondgate on the northside of Limerick City. The site is occupied by Whelan's Public House which is a two storey disused, derelict unit with a two storey apartment extension to the rear. The site is 0.051ha in size. The site is bounded to the north by New Road Enterprise Centre, and a terrace and single storey dwellings to the southeast which front onto New Road. All works proposed are outside of Flood Zone A/B.

Site Location Map



2.2 Public Consultation:

The plans and particulars were placed on public display from 2nd September 2024 until the 30th September 2024. Submissions and observations were invited up to the 14th October 2024.

3.0 Submissions with respect to the proposed development

A total of three submissions/observations was received and are listed below:

Sub No.	Name
1	Uisce Éireann
2	LCCC Forward Planning & Public Realm
3	Sam Mcilpatrick, on behalf of the Thomondgate Residents Association.
4	LCC Environment & Climate Action

SUB (1) Uisce Éireann

Received Date: 07/10/2024.

From: Geoffrey Burke, Connection & Developer Services, Uisce Éireann, PO Box 6000, Dublin 1, D01 WA07.

Submission Comments:	<ol style="list-style-type: none">1. The applicant has engaged with Uisce Éireann via a Pre Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued to the applicant advising that (water/wastewater) connection(s) are feasible.2. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.3. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.4. Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.
-----------------------------	--

LCCC Housing Section Response:	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. Noted.
SUB (2) LCCC Forward Planning & Public Realm	
Received Date: 04/10/2024.	
From: Sean Doyle, Ecologist, LCCC Forward Planning & Public Realm.	
Submission Comments:	<p>An EIA Screening, AA screening, bird survey and bat survey were submitted to accompany the planning phase of this project. I can accept the approach taken and finding of these reports. The reports provided contain a number of recommendations. I would recommend that the following measures be conditional to the proposal going ahead.</p> <p>The below measures must be adhered to and implemented;</p> <ol style="list-style-type: none"> 1. The IASP must be complete prior to the undertaking of any construction/demolition works. 2. Any demolition, works on outbuildings or tree removal/topping during construction, will be done outside the bird-nesting season March 01st-Aug 31st. 3. If a bird/bat species is found actively using the development footprint for breeding/resting during site clearance/construction phase, relevant works will cease immediately, and the area will be cordoned off until advice is sought from a suitably qualified/experienced ecologist. 4. The site will not be floodlit during the construction phase; instead all lighting systems will be designed to minimise light spillage nuisance by using shielded, downward directed lighting wherever possible and switching off all non-essential lighting during the hours of darkness. 5. The small shed to the rear of site, on the boundary, will be kept to be used for displaced barn swallow during summer months. This shed can be removed, outside the bird-nesting season, once suitable swallow nest boxes have been erected. 6. Landscaping must retain mature trees present on site. Top trees if necessary for H&S. Hedgerows and smaller trees removed from site must be replaced with Irish species of Irish provenance. 7. A series of at least 5 bird-nesting boxes should be erected through the site. 8. 2 bat boxes must be erected on site in a suitable area.
LCCC Housing Section Response:	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. Noted. 5. Noted. 6. Noted. 7. Noted. 8. Noted.

SUB (3) Sam Mcilpatrick

Received Date: 18/09/2024

From: Sam Mcilpatrick, 2 Inglewood Villas, Thomondgate, Limerick, V94 DYW2, on behalf of the Thomondgate Residents Association.

Submission Comments:	<p>We would like to make the following observations on behalf of the many residents who have raised their concerns and shock that the former home of the Bard is now proposed to be demolished.</p> <ol style="list-style-type: none">1. The property has been in the ownership of LCCC since 2017 , the property was bought with its roof intact and watertight and in good physical condition and was a working pub with accommodation overhead which was in use just 2 years previous, the damage to the roof that allowed water in that damaged the floors to the point of collapse happened on the council's watch, why did they not protect this valuable asset instead of letting it become derelict to the point where they now want to demolish it. We believe this to be negligent on behalf of LCCC.2. The engineers report we think is poor, running to only one page and only a few paragraphs outlining the reasons for demolition.it states it would be easier and more expedient to demolish, They reported the building needed underpinning and had 2 cracks in the wall that needed investigation to see how deep they are, they did not assess the cracks themselves to determine the extent of the cracks which is the point of getting a survey. The report does not say the building is structurally unsound and we therefore believe the building can be underpinned and conserved.3. No cost analysis was provided re demolition and rebuild versus underpinning, retrofitting and conservation.4. Did LCCC engage a conservation architect consultant to commission a report on the cost and viability of a retrofit/conservation program, we do not know as no mention was given in the part 8 application.5. LCCC said it gave due consideration to the historical significance of the building but yet did not write to the conservation officer for their assessment, there is no mention in the part 8 of the historical significance of the building, it is acknowledged that a letter has been sent to the heritage officer. We believe prior to the part 8 application a conservation, heritage and an archaeological assessment reports should have been carried out and submitted with the application.6. While this property falls just outside the architectural conservation area of old Thomondgate we believe it is so close to this conservation area and in the vicinity of JJ Bowles the oldest pub in limerick, the treaty stone and numerous other landmarks that it merits a more considered approach.7. LCCC said in a public media statement that the roof is not original nor are the windows, we think this is a very weak argument, there are ordinary people up and down the country taking on buildings like these in far worse condition and retrofitting and reinstating original features like widows and slate roofs, these people are being actively encouraged by councils and the state to save our built heritage. LCCC should lead by example and do the same.8. There is no site-specific knotweed treatment plan in the application, the whole area is knotweed infested which requires an adequate implementation plan as this has implications for when works can proceed. With a site having to be deemed knotweed free for 3 years before work may begin. It is stated in the application that an active knotweed treatment program is in place and ongoing, we have concerns as to the methodology of this program, with no invasive species management plan submitted we are concerned about the type of chemicals in use in proximity to the river Shannon, a special protected
-----------------------------	---

	<p>conservation area and Whether the contractor is licensed and registered in the use of chemicals.</p> <p>9. Public realm is now recognised as being vital to the success of our original built heritage and how we repurpose these buildings to fit modern day needs, the characteristics of this building speak to our heritage and the place making of the time, they were the equivalent of a community centre, a hub, a social space which gave a distinctive character to where we lived, worked and socialised, this is not just nostalgic but we argue merits great care in how we treat buildings like this. To remove this building is to remove the character of the area as so little of it remains in this part of Thomondgate.</p>
<p>LCCC Housing Section Response:</p>	<p>1& 2. Further to an inspection of the building by our Asbestos consultant, a sample of the tiles taken contains asbestos and as a result all tiles on the building will have to be removed. The concrete barge located on both roof gables are causing a thermal bridge and as such do not comply with the building regulations. As a result of these issues, the roof must be fully replaced.</p> <p>An inspection took place, by the Housing Department, following the purchase of the property in 2018. The objective was to assess the condition of the building. It was noted that the first floor sagged in a number of areas as the floor joists were not fit for purpose and did not comply with current regulations.</p> <p>A second inspection was undertaken by LCCC appointed Consulting Engineers. The consultants opinion was that demolishing the existing Pub structure and replacing it with a new purpose built residential unit in line with the rest of the development would add value to the development in terms of quality and control rather than undertaking major remedial and retrofit works to underpin the existing structure, which would be at a high cost and taking into consideration that the existing stone walls may not be structurally capable of being underpinned.</p> <p>The reasons for the demolition of the building is not as a result of the current state of the building, it is a case that it is regarded as a high economical risk to Limerick City and County Council and the taxpayer. As stated above, the roof and first floor will have to be removed. Underpinning stone building is high risk as the structure may not allow for excavation under the walls.</p> <p>Limerick City and County Council completed site investigation works in 2023. Trial pits were excavated in a number of locations around the site. A trial pit in particular was excavated immediately to the rear of the existing building. It was found that made ground existed to a depth of 1.3m. To ensure any foundation installed was sited on strata with the correct bearing capacity, the depth of excavation under the walls would be approximately 1.8m to 2.0m. It was further found that there was a “Rapid Water Ingress” into trial pits at a depth of 2.4m. Requesting a contractor to underpin stone walls, located in an area with deep excavations and water ingress would be considered to be an extremely high health and safety risk.</p> <p>3, 4, 5 & 6: Based on the response to number 1 & 2 above, from a Health & Safety view point, it is not safe to undertake underpinning of the building. During the design process, risk assessment analysis have been carried out and these have shown that the safest option is to demolish the building.</p> <p>In relation to conservation, this structure is not on the Record of protected structures and does not fall under any of the Conservation designations.</p>



7. It is our intention to reconstruct the building in a similar style to the original. The front door, which was blocked up, will be positioned on the front elevation as it would have been when originally constructed. Window opening sizes will be retained as per the original. The Flush edge gables, ridge height, chimneys and roof style will be constructed as per the original.

Over the last number of years, Limerick City and County Council, under their refurbishment program, have delivered a significant number of properties. In all cases, the properties are assessed with the safest and most economical approach taken to the refurbishment. A similar approach has been taken with these proposed works and it has been found to be uneconomical and unsafe to undertake underpinning works under stone walls at these depths.

8. On the 19th of May 2023, Mr David McGillycuddy B.Sc. (Hons) in Wildlife Biology, on behalf of Veon Forestry, Ecology & Environmental, presented an Invasive Alien Plant Species Inspection and Management plan for this site. The site is now in year two of treatment, which began in accordance with the plan in 2023. As per the plan, any plants within close proximity to the River Shannon are injected directly and spraying is not undertaken. On review of the treatment currently ongoing, the treatment is having an active effect on the plant. It should be noted that the plant cover is outside the proposed construction area within the rear of the site

9. As previously stated, it is our intention to reconstruct the building in a similar style to the original. The front door will be positioned on the front elevation, as it would have been when originally constructed. Window ope sizes will be retained as per the original. The Flush edge gables, ridge height, chimneys and roof style will be constructed as per the original.

Limerick City and County Council encourage the retention and refurbishment of buildings where possible, however, in the case of 52 New Road, it has been found to be uneconomical and unsafe to undertake the refurbishment of this building.

SUB (4) LCCC Environment & Climate Action.

Received Date: 15/11/2024

From: Michael McDonagh, LCCC Environment & Climate Action.

Submission Comments:	<ol style="list-style-type: none"> 1. The applicant should submit the following at further information stage. A Refurbishment Demolition Asbestos Survey, RDAS shall be carried out in accordance with section 8 of the Health and Safety Authority, Asbestos guidelines (Practical Guidelines on ACM Management and Abatement) and submitted to the Planning Authority. 2. Prior to initiating any works at this development, the site developer or appointed contractor shall submit to Planning, Environment and Place-Making for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes that will arise from the site clearance, demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include: <ol style="list-style-type: none"> a) A list of proposed authorised waste collection permit holders to be employed. b) A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of. c) Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.
LCCC Housing Section Response:	<ol style="list-style-type: none"> 1. Noted. An RDAS survey and report, prepared by an independent external consultant, was included in the submitted Part 8 application. The RDAS will be submitted to the Environment & Climate Action Section prior to the commencement of any works, and all recommendations contained within will be complied with. 2. Noted. <ol style="list-style-type: none"> a) Noted. b) Noted. c) Noted.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by ASH Ecology & Environmental 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 given the nature of the proposed works.

The Executive is satisfied given the nature and scale of the works and the nature of the existing surrounding urban environment, 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 ASH Ecology & Environmental 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 of the environment having regard to the nature, scale and location of the proposed development. The characteristics and sensitivities of the site and receiving environment are not considered vulnerable to significant adverse effects from the project with the appropriate best practice standards and procedures being implemented throughout the project.

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 Executive is satisfied that 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 Limerick Development Plan sets out the following policies and objectives with respect to acceptable development in the location in question:

Policy HO P1 Implementation of the Housing Strategy, including the Housing Need Demands Assessment

It is a policy of the Council to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 – 2028, to meet the increasing projected population, changing household size and housing needs, including social and affordable housing requirements of Limerick over the lifetime of the Plan

Objective HO O1 Social Inclusion

It is an objective of the Council to ensure that new developments are socially inclusive and provide for a wide variety of housing types, sizes and tenure, in suitable locations, throughout Limerick, to cater for the demands established in the Housing Strategy and the Housing Need Demand Assessment.

Objective HO O2 Density of Residential Developments

It is an objective of the Council to:

- a) Promote, where appropriate, increased residential density in the exercise of its development management function and in accordance with Table 2.6 Density Assumptions per Settlement Hierarchy in Chapter 2: Core Strategy and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.
- b) Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in re-development of backlands and centrally located brownfield sites.

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, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Objective HO O3 Protection of Existing Residential Amenity

It is an objective of the Council to ensure a balance between the protection of existing residential amenities, the established character of the area and the need to provide for sustainable new development.

Existing Residential zoning

Objective: To provide for residential development, protect and improve existing residential amenity.

Purpose: This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.

7.0 Appraisal

Principle of Development

This Part 8 application is for the provision of 6 no. housing units on land owned by LCCC at New Road Thomondgate. LCCC seek to create sustainable communities and acknowledges that this requires the delivery of quality housing. In terms of site suitability, the site is zoned *Existing Residential* in the Limerick Development Plan 2022-2028 with an objective to provide for residential development, protect and improve existing residential amenity. The rear of the site is within Flood Zone A and which is also in the ownership of Limerick City & County Council. A maintenance access is proposed within the development to allow for LCCC access to the lands to the rear of the site. No development works are proposed within the Flood Plain. The provision of residential units on the site is therefore acceptable in principle.

Density

In terms of density, the site is located within Density Zone 2 Intermediate Urban Locations/Transport Corridors as outlined in the Limerick Development Plan 2022-2028 where a density of 45+ dwelling units per hectare may be permitted. The current proposal relates to 6 no. residential units on a 0.051 ha site which equates to a density of 118 dwellings per hectare. The density as proposed has been arrived at having regard to the residential character of the area, which comprises a mixture of two storey and single storey dwellings, and the site's location in proximity to Limerick City centre. Furthermore, the site is constrained due to its location between dwellings to the southeast, the enterprise centre to the north and the land to the rear being within Flood Zone A.

Higher density development aligns with the objectives of the Limerick Development Plan 2022-2028 by supporting compact growth, which prioritises efficient land use, sustainable urban expansion, and enhanced liveability. This approach promotes the consolidation of development within existing urban areas, reducing urban sprawl and encouraging the use of public transportation, walking, and cycling. By concentrating housing in well-connected areas, high-density development fosters economic vitality, social inclusion, and environmental sustainability, all of which are core goals of Limerick's strategy for long-term, balanced urban growth. Having regard to the above, the proposed density is considered acceptable.

Design/Layout

The proposal is for the demolition of the two storey derelict pub with apartment at first floor and the two storey rear apartments extension and replaced with a two storey residential development comprising of 4 no. apartments and 2 no. houses. The dwellings are centrally located with two apartments to the front and rear (1 at ground floor and 1 at first floor). The units are broken down as follows:

Unit No. 1: 53.2 sq. metres. Ground Floor 1 bedroom 2 person apartment
Unit No. 2: 68.2 sq. metres. First floor. 1 bedroom 2 person apartment
Unit No. 3: 84.4 sq. metres. Two storey. 2 bedroom 4 person house
Unit No. 4: 84.4 sq. metres. Two storey. 2 bedroom 4 person house
Unit No. 5: 53.2 sq. metres. Ground floor 1 bedroom 2 person apartment
Unit No. 6: 62.6 sq. metres. First floor 1 bedroom 2 person apartment

A structural condition report and an RDAS has been submitted with the application. The RDAS notes asbestos material to the roof and extensions to the rear and notes that all asbestos removal works shall be carried out per the current asbestos regulations. The Structural report notes that a site walk was carried out in May 2024 to assess the structure of the existing pub and to ascertain if keeping same would offer the proposed development any advantages. It concluded that the existing pub did not warrant retention due to the poor conditions of same such as water ingress, rotten floors, underpinning would be required as it is not believed that there are any foundations, cracks within front façade etc.

The front elevation of the building, fronting onto New Road will be constructed in the same style, scale and finishes as the existing. The rear extension will be of a conventional pitched roof form and finishes will be predominantly painted render, slate roof and selected areas of brick to high use/high contact areas such as the entrances to the apartments and dwellings.

Apartment 1 at ground floor is accessed immediately off New Road. All other units are accessed internally via their own door. Unit 6 to the rear at first floor is accessed via an enclosed stairwell.

Compliance with the Design Standards for New Apartments (2023):

A total of 4 apartments are proposed which are made up of the following:

- 2 no. 1 bed apartments at ground floor
- 2 no. 2 bed apartments at first floor

Apartment	Size	Floor area
Apartment 1	1 bed, 2 person	53.2sqm
Apartment 2	1 bed, 2 person	68.2sqm
Apartment 5	1 bed, 2 person	53.2sqm
Apartment 6	1 bed, 2 person	62.6sqm

It is necessary to consider the detailed design of the proposed apartment units having regard to the requirements of both local planning policy and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2023'. Therefore, in accordance with Section 3.0 of the Guidelines the subject scheme is assessed with regard to compliance with the relevant planning policy requirements set out in the Guidelines in relation to the following:

- ***Apartment mix within apartment schemes*** - The proposed development provides for the construction of 4 apartments and 2 dwellings units which are broken down as 4 no. 1 bedroom apartments (67%) and 2 no. 2 bedroom houses (33%). The Guidelines note that housing developments may include up to 50% one-bedroom apartments and there is no minimum requirement for 3 bedroom apartments. The Guidelines also state that the mix parameters set out do not apply to purpose-built student accommodation or to certain social housing schemes. SPPR 2 also notes that where up to 9 residential units are proposed, notwithstanding SPPR1, there shall be no restriction on dwelling mix, provided no more than

50% of the development comprises studio-type units. No studio type units are proposed. Taking this into account it is considered that the proposal achieves a suitable mix of unit sizes/types in accordance with Specific Planning Policy Requirement No. 1 & 2 of the Guidelines.

- ***Apartment floor areas*** – as set out in the Guidelines, 1 bed apartments (2 persons) have a gfa of 45sqm. As can be seen from the above table the minimum apartment floor areas of the proposed apartments are in excess of the required floor areas. Furthermore, the Guidelines note that in relation to social housing or purpose-built housing for older people it is considered necessary that these Guidelines would also make provision for a two-bedroom apartment to accommodate 3 persons. This is in line with the *Quality Housing for Sustainable Communities* guidance published by the Department in 2007, for application to social housing schemes. 2 no. houses are proposed which will accommodate up to 4 persons. It is considered that each of the proposed apartment units have a stated floor area which exceeds the minimum requirements of the Guidelines while also going above those set out in Table DM 4 of the Limerick Development Plan. Furthermore, in the interest of safeguarding higher standards of accommodation by ensuring that apartment schemes do not provide for units being built down to a minimum standard (in reference to Section 3.8 of the Guidelines which states that the majority of all apartments in any proposed scheme of 10 or more apartments should exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types by a minimum of 10%). While it is noted that the proposal is for less than 10 apartments it is worth noting that all of the apartments exceed the minimum floor area by 10% which is considered acceptable.
- ***Dual aspect ratios*** - The amount of sunlight reaching an apartment significantly affects the amenity of its occupants. The Guidelines note that *for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.* and therefore it is a specific planning policy requirement that in suburban or intermediate locations the minimum number of dual aspect apartments to be provided in any single apartment scheme will be 33%. Units 1, 5 and 6 are dual aspect which equates to 50% of the overall development and 75% of the overall apartments.
- ***Floor to ceiling height*** – The suggested minimum floor to ceiling height, consistent with good room design, the use of standard materials and good building practice is generally 2.4m. In relation to ground floors, it is a policy requirement that ground level apartment floor to ceiling heights shall be a minimum of 2.7m and applicants and their designers should consider 3.0 metres on the ground floor of multi-storey buildings. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, these requirements may be relaxed on a case-by-case basis, subject to overall design quality. The floor areas of all floors range from between 2.4m to 5m at ground and first floor level. This is considered acceptable.
- ***Apartments to stair/lift core ratios*** – The number of lift and stair cores is principally governed by the dual aspect ratios specified in these guidelines; balancing the financial cost of providing and maintaining lift and stair cores with appropriate building circulation and compliance with building regulations, particularly in relation to fire safety. The proposal does not include for lifts. This does not apply to the proposed development given that there are no lifts proposed.
- ***Storage space*** – 1 Bed Apartment require 3sqm of storage space. It is noted that the apartments do not meet the 3 sqm storage requirement; however, the apartment guidelines

allow for flexibility in urban infill schemes on sites up to 0.25 ha. Given the specific constraints of the site, such as the rear of the site's location within a flood zone and surrounding land uses, this relaxation of the storage requirement is considered acceptable in this instance.

- **Amenity space:** Appendix 1 of the Apartment guidelines indicate a minimum of 5sqm for 1 bed apartments. As set out in the Housing Quality Assessment and floor plan drawing, all apartments meet and go above the required minimum standard. The ground floor apartments have rear garden space above the 5sqm while apartments 2 and 6 have individual terraces/balconies with a gfa of 6sqm. Proposal is therefore considered acceptable.
- **Aggregate floor areas/dimensions for certain rooms** – per the drawings submitted the apartments proposed meet the required aggregate floor areas for kitchen/living/dining room and bedrooms.

Compliance with Quality Housing for Sustainable Communities

2 no. storey 2 bedroom dwellings are proposed centrally within the site, and both have a gfa of 84.4sqm. As set out in the Quality Housing for Sustainable Communities a 2 bed/4 person (2 storey) dwelling shall have a gfa of 80sqm, a minimum 13sqm for main living room, 30sqm aggregate living area, 25sqm aggregate bedroom area and 4sqm of storage. Per the drawings submitted the proposed dwellings are generally in line with the above. The aggregate living area is slightly below with a gfa of 28.4sqm.

Impact on Residential Amenity

The site is bounded to the south by a row of single storey dwellings which front onto New Road and which have the benefit of large rear garden spaces. The design of the proposed units to the rear have taken the location of these dwellings into consideration whereby there are no windows proposed at first floor south elevation therefore there is no issue with regard to over looking. A terrace is proposed along the south elevation of Unit no. 2, but this is in behind the rear building of No. 53 New Road therefore overlooking is not considered a concern. Windows are proposed along the north first floor elevation and associated with habitable rooms but given the use of the land to the north for commercial purposes, overlooking, again, is not a concern.

Height

In terms of height the roof level of the existing structure to be demolished is 14.15m. The roof level of the new build is 14.55m which is considered in line with the existing and therefore the height is considered acceptable and will not result in any overshadowing of the amenity space of adjacent properties. Furthermore, the development is centralised within the site providing ample separation distances between adjacent properties. Taking this into consideration and the orientation of the building, overshadowing is not considered a concern. It is therefore considered that the proposed development will not negatively impact on the residential amenity and will bring life back to this underutilised, overgrown and derelict site.

Parking

There is no parking proposed as part of the development. The site is located within Density Zone 2. As set out in Table DM 9 of the Limerick Development Plan a dwelling (less than 3 bedrooms) requires 1 car parking space per unit while 1-2 bedroom apartments require 1 spaces per unit and 1 space per 3 units for visitors. This would equate to a total requirement of 8 car parking spaces. It is noted that the Limerick Development Plan states that for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha., car parking provision may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and location. Given the sites size, the level of existing on street car parking along New Road, and the sites location within walking distance of Limerick City Centre and

10 minute walking distance from bus stops along High Road/Sexton Street North and Kileely Road which will be served by the Limerick Bus Connects network, the proposal for no car parking is considered acceptable and in line with the Limerick Development Plans policies and objectives to promote a modal shift towards more healthier and active modes of transport.

Bin Storage

A secure external bin storage area is proposed for future residents' access only and located close to the resident access gate.

Bike Parking

10 no. bike parking spaces are proposed within the confines of the site. As set out in Table DM 9(a) 1 bike space per dwelling (3bed or less) is required and 1 space per 2 units for visitors. For 1-2 bed apartments, 1 space is required and 1 space per 2 units. This equates to 9 parking spaces. The proposal for 10 is therefore acceptable.

Boundary Details

A 2m high concrete wall is proposed along the northern boundary and northeast boundary to rear of apartment 5. The front elevation and rear elevation of apartments 1 and 5 will form the front and rear boundaries of the site. A 2m sliding fence is proposed at the southeast boundary to provide access to LCCC to lands in their ownership to the rear of the site. A 2m high solid concrete wall is to be constructed on the shared boundary with no. 53 New Road but on the subject site. The existing gable wall of no. 53 New Road is to be retained.

Access

Pedestrian access is provided by means of a gated access from New Road with a resident only shared mews lane providing individual access to each of the housing units. Gated access is by secure residents only fob/key/code

Private Amenity Space

In terms of open space apartment 1, apartment 5 and houses no 3 and 4 have their own private amenity garden to the rear at ground floor. Units 2 and 6 have balconies at first floor level. Unit 2 has a terrace along the south elevation but is behind the rear building line of No. 53 therefore acceptable. Apartment 6 has a balcony along the west elevation at first floor which looks out onto the River Shannon. The sizes of the private amenity space are in line with the Apartment Guidelines and The Quality Housing for Sustainable Communities Guidelines.

Public Lighting

Two new public lights have been designed for the internal public footpaths and public realm areas, and it is intended that the light fixtures will be focused back into the development rather than into No. 53 New Road or towards the river.

Finish Materials

The proposed finishes will be predominantly painted render, slate roofs and selected areas of brick to high contact areas such as dwelling entrances.

Bat & Bird Survey

A Bat Survey was carried out by Ash Ecology & Environmental concluded that no bats were found to be emerging from the buildings though mitigation such as bat boxes are recommended. The Bird Survey carried out in January 2024 recorded no species linked to the nearby SPA's and advised mitigation for nesting birds such as nest boxes. The Bat Survey, also carried out by Ash Ecology & Environment noted that 19 bird species were recorded during two site visits. There were no listed species recorded using the site and all species were common and widespread.

Flood Risk Assessment

The Flood Risk Assessment carried out by Punch CE in June 2023 recommended setting appropriate finished floor levels at 5.82OD and preparing a flood emergency response plan. The finish floor levels of the proposed development will be 6.6m and above.

Invasive species

Invasive Species Management Plan carried out by VEON Ecology in May 2023 outlined controlled measures for Japanese Knotweed and Giant Hogweed on site. A CEMP will be developed by the contractor to incorporate the relevant best practice procedures to be adhered to throughout the construction works.

Architecture/Archaeology

The site is not within the vicinity of a protected structure, recorded monument of an architectural conservation area.

Services

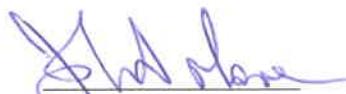
Site is to be connected to the Uisce Eireann water and wastewater infrastructure. A pre-connection enquiry has been submitted, and which notes that a connection to both is feasible without infrastructure upgrade by Uisce Eireann.

Conclusion

In conclusion, the proposed development aligns with the zoning objectives of the Limerick Development Plan 2022-2028, particularly the designation for existing residential use, and supports the city's vision for compact growth. By making efficient use of urban land within a well-connected area, the development promotes sustainable, high-density housing, helping to reduce urban sprawl and encourage the use of public transport. The project also complements Limerick's broader objectives of creating vibrant, liveable neighbourhoods while addressing housing needs in a manner consistent with the city's long-term growth strategy.

8.0 Conclusion

Having regard to the foregoing evaluation and the reason and considerations as set out, the proposal is in accordance with the policies and 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.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 2nd December 2024

Limerick City & County Council

Re: Part 8 Proposal for the following:

Development at No. 52 New Road, Thomondgate, Limerick for the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the development of the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development work at 52 New Road, Thomondgate.

The plans and particulars for the proposed development were placed on public display from 2nd September 2024 - 30th September 2024 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by ASH Ecology & Environmental.

An AA of the proposed development is not required as it can be excluded, on the basis of objective information provided in the Screening report, the scale of the development and the size of the site, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process. The Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

Order:

That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by ASH Ecology & Environmental makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for the development of demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works at 52 New Road, Thomondgate.



John Moran

Mayor, Limerick City & County Council

Date: 2nd December 2024

Limerick City & County Council

Re: Part 8 Proposal for the following:

Development at No. 52 New Road, Thomondgate, Limerick for the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works at 52 New Road, Thomondgate.

The plans and particulars for the proposed development were placed on public display from 2nd September 2024 - 30th September 2024 in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

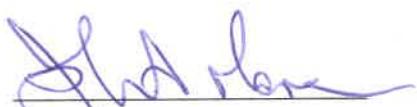
Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing Planning Community and Local Government's "Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" (2003), Screening of the development for Environmental Impact was carried out by ASH Ecology & Environmental.

The Screening has been carried out in accordance with the EIA Directive and to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA. The proposal has been assessed in accordance with the criteria for sub-threshold development to determine the potential impact on the environment of the project.

The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and an EIAR is not required. In conclusion, it is considered that the proposed development will not have any significant impacts on the environment given the scale of development and the size of the site. All recommended mitigation measures and standard practices will be employed throughout the construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

For the reasons outlined above it is considered that the proposal will not present a risk to the environment. As such this screening exercise concludes that an Environmental Impact Assessment is not required for this project.

Order: That Limerick City & County Council as the Competent Authority having considered the EIA Screening Report prepared by ASH Ecology & Environmental for Limerick City & County Council, makes a determination that an Environmental Impact Assessment will not be required to inform the development consisting of the demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New road and two storey apartment extension to the rear and the construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses and all ancillary site development works at 52 New road, Thomondgate.



John Moran

Mayor, Limerick City & County Council

Date: 2nd December 2024