



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Health Service Executive

Applicant's Address: Holland Road, National Technology Park
Limerick

V94 C9T4

[Redacted]

Name of Agent (if any): COADY Architects

Address: Mt. Pleasant Business Centre
Ranelagh
Dublin 6, D06 X7P8

Telephone No. 01-4976766

Address for Correspondence:

Mt. Pleasant Business Centre
Ranelagh,
Dublin 6, D06 X7P8.

Location of Proposed development (Please include Eircode):

St. Joseph's Hospital,

Mulgrave Street,

Limerick,

V94 C8DV

Description of Proposed development:

The development is to combat ongoing damp issues and enable future works for a full refurbishment. Works consist of strip out and removal works of non-original elements including walls/ partitions, plaster and ground slabs in order to assist dry out. Repair and renewal to take place for existing rainwater goods and timber sash windows. It is also proposed to fully repoint and externally clean external wall as the current condition of existing mortar is poor, resulting in points of water ingress. Along the gym block the modern link corridor extension is sought to be removed, enabling works to the original façade currently obstructed.

Section of Exempted Development Regulations and/or section of the Act under which exemption is claimed:

Section 5 application in relation to a protected structure

Is this a Protected Structure or within the curtilage of a Protected Structure.
YES/NO – **Yes** (RPS 3257).

Applicant's interest in site: Owner

List of plans, drawings, etc. submitted with this application:

- *Refer to attached Schedule of Drawings / Documents*

Have any previous extensions/structures been erected at this location YES/NO
– **YES**

If Yes please provide floor areas of all existing structures:

Northeast Wing -	1200 m2
Gym Block -	294 m2
Link Corridor -	65 m2
Total -	1559 m2

Signature of Applicant (or Agent)  John Meehan
COADY Architects

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

OFFICE USE ONLY

Ref. No. _____ Date Received _____

Fee Received _____ Date Due _____

LIMERICK CITY & COUNTY COUNCIL
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27/08/2025 12:30:10

Receipt No./
Uimhir Admhála : LA25/0/25180338

Coady Architects
Unit H Mount Pleasant Business Centre
Ranelagh
Dublin 6
D06 X7P8
Re: St Josephs Hospital

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :
Credit / Debit Card 80.00
MC
****5942

Change/Sóinseáil : 0.00



COADY
ARCHITECTS

**North East Wing & Gymnasium Block,
St. Joseph's Hospital, Limerick**

Section 5 Application Report
for

Limerick City & County Council

August 2025

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

1.1.1 This report comprises an application for an exemption certificate in accordance with Section 5 of the Planning and Development Act 2024 for works to Northeast Wing, including associated Gym Block & link corridor, St. Joseph's Hospital, Limerick (RPS 3257). The three-story building is currently partially vacant (lower ground and first floor), with the upper ground floor in use as an office space for the Health Service Executive (HSE).

1.1.2 The works proposed are to be undertaken as part of an initial building stabilisation programme of works planned by the HSE to enable the future fit-out and reoccupation of the NE Wing by the HSE.

1.1.3 This report is prepared by COADY Architects on behalf of the applicant, the HSE.

1.2 Executive Summary

1.2.1 St Joseph's Mental Hospital was originally built between 1824 and 1827 as the District Lunatic Asylum for the city and county of Limerick to designs by noted architect Francis Johnson (1760-1829) and his cousin and practice partner William Murray (1789-1849), with contractors Gilbert Cockburn and Arthur Williams.

Initially intended to accommodate 150 patients, the complex has been extended over the years, particularly in the early 1900s, with additions including Shelbourne House/Elmhurst Building, a chapel, and various accommodation wings. The original building and many of the additions to the complex are protected structures in their own right and the site is listed on the NIAH Inventory of Historic Gardens and Designed Landscapes under Site I.D. 1551.

The St Joseph's landholding, directly associated with the protected structures, is considered the 'curtilage' of these structures. The neighbouring Mount St Lawrence Cemetery, established in 1849, is one of the largest in the country and features a number of items on the RPS and NIAH, including a faux church ruin (RPS Ref 6054), a nationalist martyrs' monument (RPS Ref 3037), and a mortuary chapel (RPS Ref 3256). As part of adjoining works to the Hammerhead block, CAHMS, PCC and the wider St Joseph's Hospital site, in depth Architectural Heritage Impact Assessments have taken place and are being used to inform all works with respect to the historic character of the existing building and site.

This report focuses on the Northeast wing which consists of part of the original asylum construction, the gym blocks a later historic addition and the link corridor, a modern non-historic intervention. The condition of the building is substantially sound, however because of long periods of disuse, extensive problems have been identified which are contributing to its deterioration. In addition, later additions such as the Gym block link corridor strongly detract from the historic character and are obsolete to the function of the hospital. This Section 5 application seeks permission for the following works which are described in greater detail in Section 3.0 of this report, and summarised below:

- Strip out failed lime plaster
- Removal of non-historic internal walls / partitions
- Removal of non-historic ground floor slab

- Removal of modern link corridor to south side of Gym block
- Full re-pointing to façade



Above: Historic mapping of site development, work area highlighted in red



Above: Current North facing façade of Northeast Wing.

2.0 BACKGROUND

2.1 Site Description

The St Joseph Hospital site, formally known as Limerick District Lunatic Asylum, is currently under the stewardship of the HSE and extends to 14.38 hectares in area. The site was identified as having potential to be developed further due to its low current occupancy and central location, easily accessible for service users and the public. Public transport is nearby and while close to the city centre it is also easily accessible from the M7 motorway.

It is set to be redeveloped into a regional health care complex taking advantage of the large area that has been underutilized up until now, with master planning for current and future developments having taken place. The development allows consolidation of existing local services while providing additional new health services. Surveys taken out show the current occupancy of the existing buildings at around 59%, with redevelopment including to the Northeast Wing increasing this to 77%. In addition, a section of the site will be handed over to the LDA to create high quality housing for the local area.

A masterplan for the St Joseph site has been approved, with works on the temporary Chronic Disease Management Service building near competition and initial works for the Child & Adolescent Mental Health Service (CAMHS), Primary Care Centre (PCC) and Hammerhead Building taking place.



Above: Proposed Masterplan for St Josephs, HSE additions in red and LDA in blue

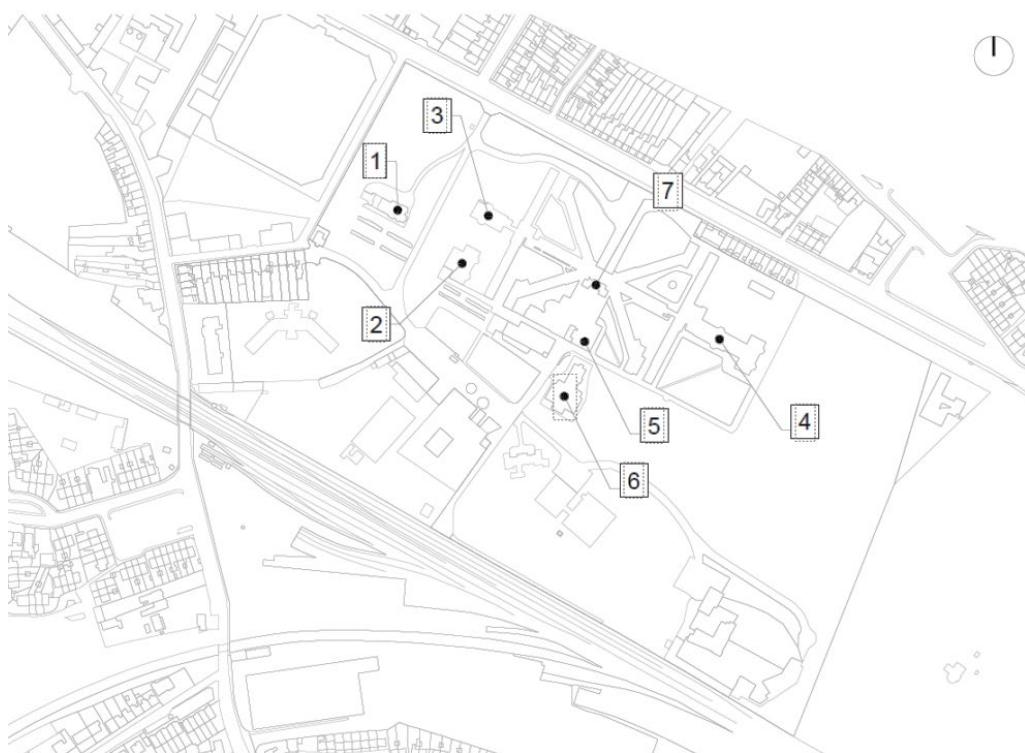
The new complex will consist of several health services including a general health clinic, chronic illness clinic, cancer screening, youth mental health clinic and admin/office space for the HSE, with additional developments such as a central heating building under current consideration. The goal for the development is to provide much needed services to the surrounding area while restoring and maintain the existing building, reintroducing it to the public in a more open manner in light of its institutional past.

The development will reintroduce parts of the existing buildings to the public and repopulate them as administration and consultation space for the HSE, requiring a level of refurbishment and modernisation. The majority of existing buildings are included on the Register of Protected Structures, so careful consideration is needed to insure they are protected, and the historic character is maintained.

2.2 Historic Overview

The site comprises a series of buildings associated with the hospital complex of St. Joseph's, Limerick. The original asylum building was built in the early 19th century, with several extensions and additions made to the hospital complex, mostly around 1900. The protected structures within the St. Joseph's Hospital site are generally concentrated on the original hospital building and associated extensions, as listed and mapped below:

No	Name	Date	RPS	NIAH	Category	Rating	Current Use
1	Shelbourne House (Elmhurst Building)	c.1900	RPS 3359	21518046	Architectural, Artistic	Regional	Administration
2	St. Joseph's Hospital (Female Block)	c.1900	RPS 3362	21519003	Architectural, Artistic, Cultural, Historical, Scientific, Social	National	Vacant
3	St. Joseph's Hospital (Hospital/Infirmary)	c.1900	RPS 3363	21519004	Architectural, Artistic, Cultural, Historical, Scientific, Social	National	Mental Health Services
4	St. Joseph's Hospital (Hammerhead Block)	c.1900	RPS 6015	21522009	Architectural, Artistic, Cultural, Historical, Scientific, Social	National	Vacant
5	St. Joseph's Hospital (Ancillary Building)	c.1900	RPS 6016	21522010	Architectural, Artistic, Cultural, Historical, Scientific, Social	National	Vacant
6	St. Joseph's Hospital (Chapel)	1865	RPS 6051	21522001	Architectural, Artistic, Social	Regional	Vacant
7	Saint Joseph's Hospital	1824-27	RPS 3257	21519002	Architectural, Artistic, Cultural, Historical, Scientific, Social	National	Mental Health Services

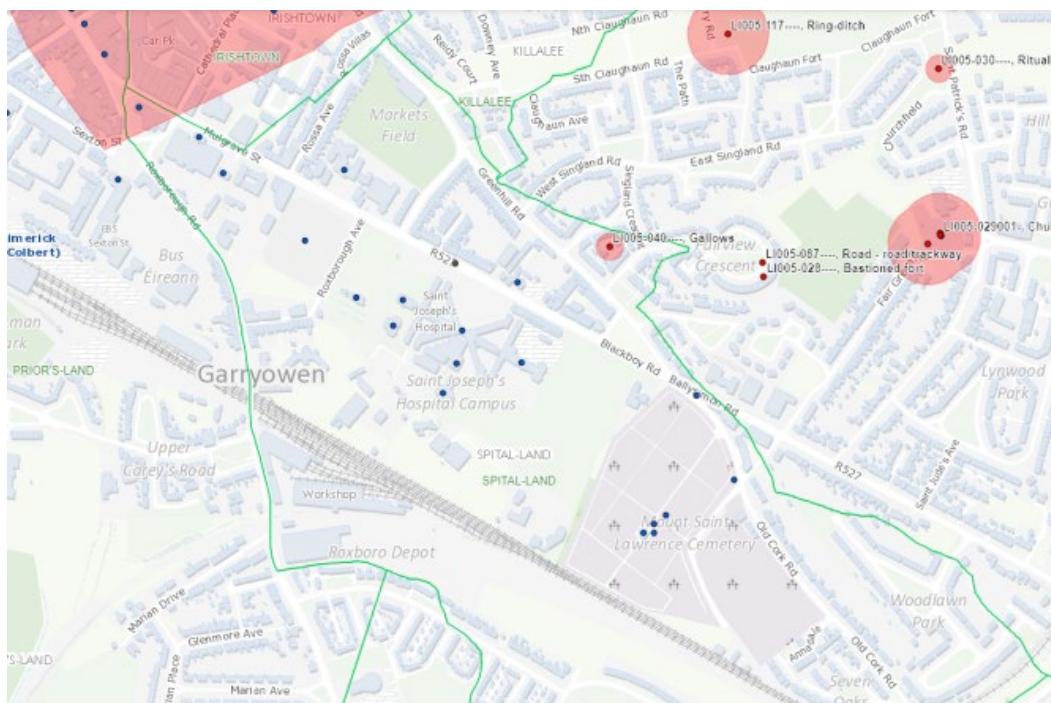


Above: Map showing designated protected structures associated with St Joseph's Hospital.

Landscape, including productive gardens, was essential to the therapeutic ethos of the asylum and the wider St Joseph's site is accordingly listed on the NIAH Inventory of Historic Gardens and Designed Landscapes under Site I.D. 1551. St Joseph's Hospital is still used for the provision and administration of mental health services, though parts of the campus are currently vacant. The LDA is developing a masterplan for Roxboro and Ballysimon which includes parts of the St Joseph's site to the south and west. The HSE masterplan to provide ongoing and future health services included a review of the existing St Joseph's Hospital complex, which found that it is 59% occupied. The plan is to increase this proportion to 77% through the relocation of services displaced by the handover of lands to the LDA. The masterplan has considered how best to reuse the vacant buildings, and which services require purpose-built accommodation. New construction is concentrated on the north and east sections of the site.

The St Joseph's Hospital site is located in an historic area of Limerick City, with the James Pain-designed 1821 Limerick Prison (RPS ref 3360; NIAH no. 21518047) to its west; Mount Saint Lawrence Cemetery to its east; and the former County Infirmary (RPS ref 3358; NIAH no. 21518045), now a college, across the road on Mulgrave Street. Together, these buildings tell an important story about the social and institutional development of Limerick. Mount Saint Lawrence Cemetery lies to the east and contains several structures which appear on the Limerick Development Plan's Record of Protected Structures and/or the National Inventory of Architectural Heritage.

The site doesn't lie within an Architectural Conservation Area. There are no sites within the St Joseph's Hospital site or Mount Saint Lawrence Cemetery on the National Monuments Service records (Record of Monuments and Places), and no part of the site is within the Zone of Notification for a recorded monument. Monuments Service sites are indicated with a red dot on the map extract from the Historic Environment Viewer.



2.3 Historic Development of Site

St Joseph's Hospital, formerly Limerick District Lunatic Asylum, sits on Mulgrave Street, within an area known as the Ballysimon District. Originally called the New Cork Road, Mulgrave Street was laid out in the late 18th century between the earlier roads to Cork and Dublin which existed at that time. It quickly developed an institutional character due to an abundance of undeveloped land close to the new commercial heartlands of the city: the Artillery Barracks was built in 1807; the County Infirmary (now Limerick College of Further Education) was built in 1811; Limerick Prison in 1817-21; the District Lunatic Asylum in 1827; and finally, Mount St. Lawrence Cemetery in 1847, the latter terminating the row to the east. The north side of the road was given over largely to industrial uses which also required space, for example brewing and rope making, which can be seen on the first edition Ordnance Survey map of c.1838. Gradually, the area began to be laid out with terraced housing in the latter part of the 19th century and into the first part of the 20th century.

St. Joseph's Mental Hospital was built between 1824 and 1826 as the District Lunatic Asylum for the city and county of Limerick, also serving counties Clare and Kerry until they became separate districts in 1868. It was built in the wake of the Lunacy (Ireland) Act of 1821, which marked a radical shift in attitudes to mental illness, bringing about state assistance in the treatment and cure of mental illness and the so-called 'lunatic poor'. A House of Commons select committee in 1817 found that provision in Ireland for the mentally ill was extremely poor. Those with mental disorders were often kept in Houses of Industry (workhouses), where conditions were harsh and inhumane, and St Joseph's Hospital PCC Building, Limerick Architectural Heritage Impact Assessment 10 of 66 facilities, described as 'not appropriate for our dog-kennels'¹, subject to extreme overcrowding. Subsequently, Ireland became a testing ground for new methods of mental health treatment, and the asylum at Limerick was among the first buildings of its kind to be built in Western Europe². The choice of Limerick for the second of Ireland's 22 district asylums was largely credited to the local Whig politician and advocate for asylum reform, Thomas Spring Rice (1790-1866)³.

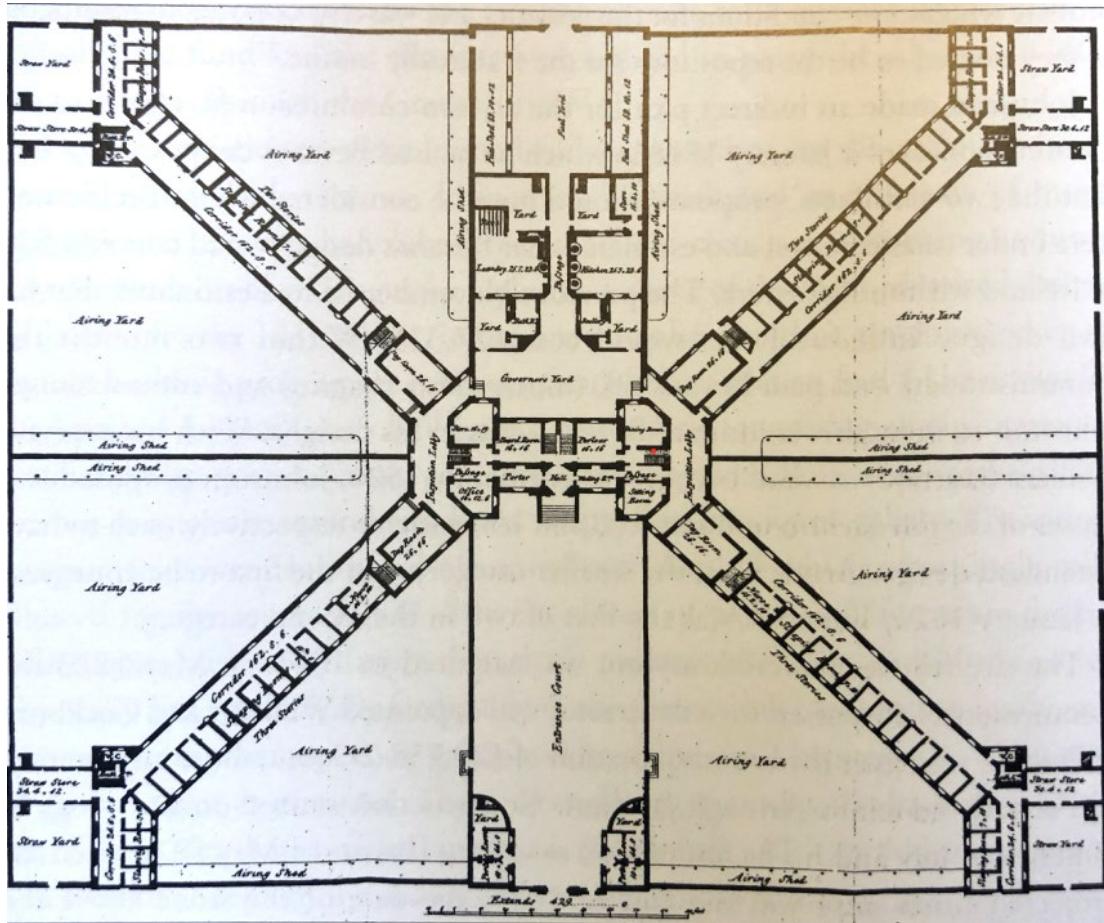
Limerick District Lunatic Asylum was built to designs by noted architect Francis Johnson (1760-1829) and his cousin and practice partner William Murray (1789-1849), with contractors Gilbert Cockburn and Arthur Williams, initially to accommodate 150 patients.

Commissioned by the Board of Works, the building was passed on completion to the county grand jury for maintenance and running, with a system of regular inspection in place. Forecast patient numbers were exceeded almost immediately and by 1848 the Limerick District Lunatic Asylum had 337 patients, increasing to 494 by 1888 (despite the earlier removal of several patients to Ennis), and to 885 by 1940



Above: Illustration of the newly built asylum from Fitzgerald and M'Gregor's contemporary guide

The design of buildings was crucial to the new system of 'moral management', which was based on practices which could be regarded as humane relative to the previous methods of restraint and isolation without heating or ventilation, which had prevailed in the old Houses of Industry. Patients were segregated according to gender, condition and other classifications, and the 'moral manager' and matron (often his wife) resided in the central block from which patients could be easily observed and supervised, either within the exercise yards or the radial accommodation wings. Although a large proportion were in charge of the state, there were also some fee-paying patients. This new system was more optimistic about outcomes for those diagnosed as 'lunatics' and regarded the environment (landscapes and buildings) as instrumental to the success of the model, in which it was proposed that a more familial environment, participation in daily tasks and daily conversation with the managers could be key elements in the treatment and cure of mental illness (in a precursive form of occupational and talking therapies). It was, however, a system which remained in place only until 1840s, ultimately becoming unworkable due to overcrowding – perhaps unsurprising after the poverty, loss and trauma of the post-famine years. The new system was more medical in nature, with a Medical Superintendent replacing the old Moral Manager, but the buildings remain as testament to the move toward a more optimistic and humane era in the care of the mentally ill.



Above: Plan of Limerick District Lunatic Asylum as originally conceived and illustrated in a parliamentary paper, 1827; reproduced from Irwin and O'Tuathaigh (eds), p.290

Francis Johnson was architect to the Board of Works and had designed several public buildings in Ireland, often employing classical designs. He had been commissioned to design the first state-funded asylum at Richmond in Dublin, referred to above; the Limerick District Asylum was the second and many others followed, all on a similar design. Johnston was thought to have been heavily influenced by the medical profession and by the architect James Bevans, who was a strong advocate of the moral management system. An original plan of the asylum at Limerick shows the building much as it survives today, with open areas around the central block comprising airing (or exercise) yards, bisected by three-storey radial arms with sleeping quarters and day rooms, with inspection lobbies either side of the central block forming the transition and facilitating views along each of the radial wings. Buildings to the rear, which have been added to over the decades, included a laundry, kitchen and stores, maintaining a more domestic appearance in comparison to the central manager's block, whose civic character is emphasised by its decorative cupola.



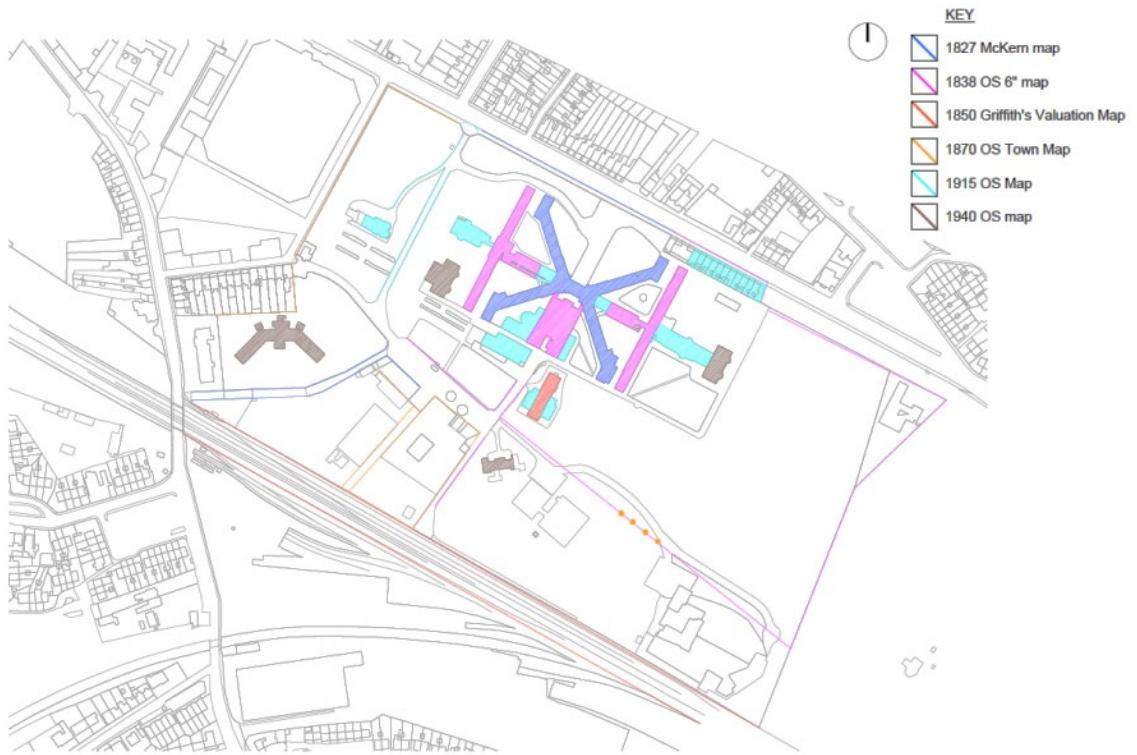
Above: Cupola and main entrance to central block of main building

The site, which appears initially to have extended a comparatively short distance westward, was enclosed by square-and-snecked limestone rubble stone walls which, at 8ft 6", were designed to provide views over the surrounding countryside, but which, following some early escapes, generated some concern for being too low⁶. Almost immediately overcrowded, the perpendicular single storey ranges to east and west were extended and converted in 1835 to provide additional accommodation.

This was the first of several extensions and alterations completed to the main building, principally during the 19th century and early 20th century (ref Fig 7, below), including additional accommodation, day rooms and infirmaries, as well as improvements in the sanitation and heating arrangements (the floors for example, being replaced with pitch pine), and upgrading of elements such as windows, which saw the original small metal-framed windows gradually replaced with timber sashes.

In 1863 a Catholic Chapel was added to designs by William Fogerty (enlarged in 1914), with male and female entrances, and a Turkish bath was also constructed (now demolished).

The 1872 Inspection Report suggests that infirmary buildings are developed to the east and west of the site, which when built disrupted the symmetry of the building for the first time, that to west being detached, unlike that to the east. The gradual extension of the hospital site is evident in the mapping that took place over the century, eventually to include the male and female accommodation wings added at either side in the 1930s. Although otherwise identical, the women's block was detached, whilst the men's block was an extension of the earlier attached east hospital wing.



In 1898, asylums came under control of local authorities, and a self-contained house called Shelbourne House was built shortly afterwards to accommodate the Resident Medical Superintendent of the hospital.

Limerick District Asylum became Limerick District Mental Hospital in 1923, and the name was changed again to St. Joseph's Hospital in 1959, just before the hospital was taken over by the Limerick Health Authority.

There were few architecturally notable additions in the latter part of the 20th century, with the exception of the tuberculosis sanatorium (Fig.8), which was built in the 1930s on a cranked plan at the south-west corner of the site, with rooms opening onto a south-facing veranda – *picture below*.



The St Joseph's Hospital grounds are important to understanding the concept and development of the site, although part of the asylum land was sold to Waterford and Limerick Railway in 1847, limiting development to the south. Griffith's Valuation of 18509 indicates that the Board of Works purchased additional land around this time which was to be transferred to the Asylum – cartographic study of the site suggests that this was most likely to be the area to west of the current entrance avenue. Almost all of the grounds were cultivated at an early stage and a farm developed, aimed at achieving self-sufficiency for the asylum, providing activity for patients and generating a small profit.

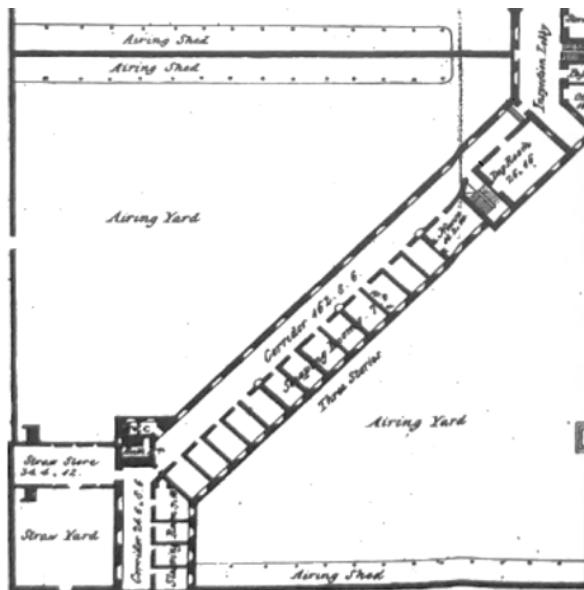
19th century inspection reports detail a vast array of activity within the walls, including the production of food, making and washing of garments, with St Joseph's having its own bakery, laundry, cobbler, butcher, tailors, upholsterers and tradesmen¹⁰. A walled garden was added by 1870, which remains in use. The 1893 Inspection Report indicates that at this time, only one acre of land was kept as grass, with 18 acres under cultivation and 15 acres devoted to buildings and woods. A land steward and farm attendant were also employed¹¹. Functional areas including laundries and kitchens were laid out as part of the original hospital, and this area was further developed in 1901, with a new laundry, kitchen and stores designed by the architectural firm of Carroll & Batchelor. Orchards and rhubarb were planted, and food was quite constant and plentiful, according to former staff. St Joseph's was a major engine of economic activity within the city, providing much business and trade within the locality¹². Staff and patients (c.900 patients and 400 staff) were fed from farm produce up until 1970s.

By 1966, a landmark report stated that Ireland had the highest number of psychiatric patients per capita than anywhere else in the world – one in every 70 over the age of 24, despite having been something of a testing ground for the humane reform of practices in the care of the mentally ill. As possible reasons, the report highlighted the high emigration and low marriage rates, problems of employment and social / geographic isolation. In contrast to the optimistic ideals of the earlier reformers, the report criticised the emphasis of large institutions on 'isolation and safe custody', keeping patients away from public conscience, overseen by untrained attendants who had placed more emphasis on the 'herding' and 'guarding' of patients, instead of active treatment, and with a clear focus on cost.

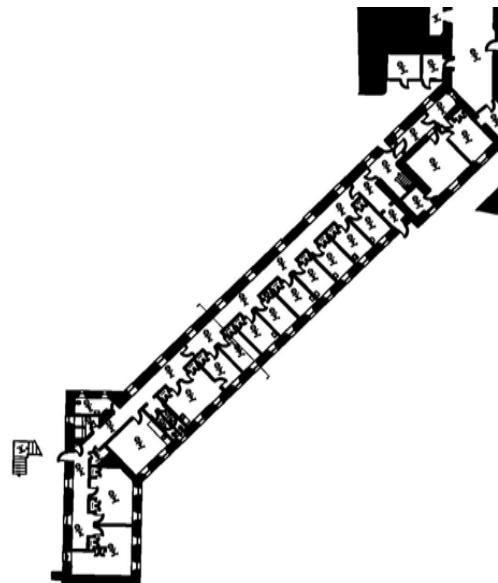
The latter half of the twentieth century saw medical and technical advances, alongside the development of greater understanding of mental health, although there was slow progress in dismantling the highly institutionalised systems of mental health provision which had begun with state sponsored asylums such as Limerick. It would take a further half a century to completely reorganise mental health provision in Ireland, and the move away from mental hospitals to home and community care finally took place after the publication of A Vision for Change, a report published in 2006, which was critical of an outdated system which remained rooted in isolating those suffering from mental health issues. Today, St. Joseph's Hospital functions mainly as a psychiatric rehabilitation and administration campus, and as such has borne close witness to two centuries of mental health service provision in Ireland

2.4 Historic condition of Northeast wing

Research into the historic development of the site allows us to focus on the Northeast wing and identify key points of alteration over time. The building evolved across several periods, with continuous modifications and additions made to the original structure.



Extract from original plan dated 1827



Extract from recently procured survey drawings

An examination of the original asylum plans reveals a different internal layout from what is currently in place. The spacing of the original windows on the façade of the NE Wing is inconsistent with marginally wider bays between some windows. Originally, internal walls were positioned centrally between window openings, creating 'sleeping rooms' that varied in width. It also originally featured a substantially wider corridor width than currently exists. In the modern layout and based on a review of the recently completed building survey, the rooms are all equal in width resulting the windows being off-centre in the rooms. In some cases, the partitions land near or on the attractive curved window reveal, detracting from the original architectural detail.



Two images of lower ground floor windows with curved window reveals and awkward partition placement

Following initial opening up works, the underlying structure of the internal partitions are visible. These walls consist of concrete blockwork inconsistent with the original construction.



Above: Opening up of Internal Partition Walls and internal/external wall junction



Above: Internal Corridor Wall opening up



Above: Photo of Level 1 – no remaining internal walls exist

2.5 Future Use

The Northeast Wing, the subject of this report, is one of the protected structures identified, part of the original 1824 construction of the hospital. The Gym block included in the works was a later addition, appearing in OS maps from 1838 onwards, and is also considered a protected structure. Along the east side of the Gym block is a link corridor, a modern intervention with no historic significance. The Northeast wing is currently vacant on the Lower Ground and First floor, with the ground floor in use as office space by the HSE. The project is being developed in multiple stages, with the intention to turn each level into administrative and clinical offices.

While more substantial development is planned to increase the occupancy, intended to be part of future planning applications, initial works which this report relates to are required to prevent further degrading of the existing structure and enable future works. The lower ground floor and gym block are in considerably deteriorated condition, with substantial damp issues internally which would require opening works and inspection to dry out before any future works can take place. Additional actions that have been deemed to be exempt will take place to prevent future damp issues, including the implementation of a French drain along the perimeter, as well as general maintenance works. The two top floors of the Northeast wing are generally considered in good condition with internal works having previously taken place. The condition of the timber sash windows on each level show heavy signs of ware, predominantly along the bottom railing which require maintenance and repair. Exterior maintenance is required to combat weathering, particularly to the rainwater system, stone mortar and roof coverings. The removal of non-historic elements, focusing on the Gym Block Link Corridor, will allow better understanding of the condition of the original structure

beneath and allow the restoration of its original historic character.



3.0 OVERVIEW AND IMPACT ASSESSMENT OF PROPOSED WORKS

3.1 Overview

3.1.1 The works proposed to be undertaken as part of an initial building stabilisation programme have been discussed with Shona O'Keefe, LCCC Conservation Officer at a site visit on June 25th 2025. The works have been categorised as Repair and Renewal (exempt of any planning requirements) and those requiring approval via a Section 5 application, covered in this report, or a Planning Application and agreed in principle with the Conservation Officer by email dated 1st July 2025. These works are summarised in the below table. The works identified as requiring planning permission do not form part of this application or the subsequent planned works and will be addressed in a planning application submission at a future date.

As a result of extensive survey of the condition of the structure and fabric the following scope of works were identified as necessary to protect the structure from further deterioration and enable future habitation in the immediate/ short and medium term. The impact of the works subject to this Section 5 application are detailed in the following sections of this report:

Proposed Works	Repair/ Renewal	Section 5	Planning Permission*
Repair, cleaning, repainting and like for like replacement of rainwater goods	X		
Replacement of slipped or missing slates on a like for like basis and local repairs to roof flashing	X		

Temporary weathering of flat roof link between gym and NE wing to prevent further deterioration of the building fabric in this area	X		
Repair and painting of historic timber sash windows	X		
Removal of defunct services / drainage pipework	X		
Localised re-pointing to façade	X		
Provision of French drain to building perimeter	X		
Localised internal opening-up to inspect building fabric	X		
Removal of non-historic floor finishes throughout	X		
Removal of non-historic ceiling finishes	X		
Strip out failed lime plaster		X	
Removal of non-historic internal walls / partitions		X	
Removal of non-historic ground floor slab		X	
Removal of modern link corridor to south side of Gym block		X	
Full re-pointing to façade		X	
Full replacement of existing roofs*			X
Demolition / alterations to internal historic layouts *			X
Insertion of structural ties, straps and rods*			X
Removal of any surviving details of heritage value*			X
Planned building Extensions*			X
Addition of Thermal Lime Plaster internally to improve building energy performance*			X
Addition of new modern interventions, including partitions*			X
Installation of new insulated floor slab*			X

*Works identified as requiring planning will be subject to a future planning application

3.2 Strip out failed lime plaster

3.2.1 Existing Conditions

The existing plasterwork has failed in multiple areas because of water penetration and consequent salt efflorescence and biological colonisation. The plasterwork shows failure associated with moisture and salt-related deterioration processes (flaking paint, cracking of the plaster layers, granular disaggregate of plaster surface, salt efflorescence) as a result of moisture ingress from multiple pathways including external joint failures, and ingress via the roof and failure of the rainwater goods. The damage is widespread within the Gym Block at the link corridor and junction with the flat roof and extending into the gym itself, the lower ground floor of the NE Wing, the main stairway of the NE Wing and in what is known as the chapel on the first floor of the NE Wing. Further opening-up works are intended to take place on each level and the gym block to establish the extent and severity of plaster deterioration. In some instances, such as the chapel, the source of the incoming water has been addressed previously but the residual damage needs attending to.



Above: Gym Block Entry Way



Above: Lower Ground Floor Conditions

3.2.2 Proposed Works

Where the plasterwork shows failure beyond repair, it is proposed to be removed and walls left exposed for at least six months to allow desalination. The areas of sound plasterwork are to be retained as a basis for repair. This will remove extensive areas of defective material and impervious top plaster coatings which are inhibiting the breathing of the walls. From opening-up the wall a better sense of the buildings condition will be evident. The new lime plaster, once applied, will enable the walls to perform as designed and improve the appearance of internal finishes.

3.2.3 Architectural Heritage Impact Assessment

Proposed Work	Visual			Building Fabric			Comment
	Adverse	Neutral	Beneficial	Adverse	Neutral	Beneficial	
Strip out failed lime plaster		◆				◆	

3.2.4 Methodology For Removal

The objective is to remove the defective material while ensuring the preservation of the historic fabric of

the building, including the underlying substrate, and to prepare the surfaces for new lime plaster application.

Assessment and Preparation

Initial Inspection and Record-Keeping: Prior to any works commencing, a thorough photographic and written survey of the affected areas will be undertaken. This will document the extent and nature of the plaster failure, including visible dampness, efflorescence, cracking, and detachment from the substrate. This record will serve as a baseline for the works. Analysis of the paint will be undertaken to determine the type for record purposes and to determine which method of paint removal is best. Small trial cleaning samples should be carried out prior to widespread cleaning to ensure that the chosen method is appropriate. A sample of the existing mortar will be analysed to inform specification for new lime plaster.

Protection of Adjacent Surfaces: All adjacent non-masonry surfaces, including floors, timber joinery, and fittings, will be protected with appropriate materials. This will typically involve the use of heavy-duty polythene sheeting secured with low-tack tape to prevent any damage from falling debris or dust.

Controlled Removal of Plaster

Hand-Tool Technique: The removal of the failed plaster will be carried out exclusively using hand tools. The use of mechanical or power tools (e.g., breakers, grinders) is strictly prohibited to avoid vibration and potential damage to the historic masonry or lath substrate.

Targeted Removal: The plaster will be carefully removed in small, manageable sections, starting from areas where the plaster is most clearly detached or delaminated. Small hammers, chisels, and spatulas will be used to gently pry the failed material away from the wall. Care will be taken to not introduce new damage to sound, intact plaster surrounding the failed areas. The objective is to only remove material that is beyond repair.

Substrate Investigation and Preparation

Substrate Examination: Once the plaster has been removed, the underlying substrate will be carefully examined. This is to assess its condition and identify any necessary repairs, such as re-pointing of historic masonry or repair of timber lath, before new plaster is applied.

Cleaning and Drying: The exposed substrate will be cleaned of all loose material, dust, and residues using soft bristle brushes. The surface will then be allowed to naturally air dry. The application of new plaster will not commence until the substrate is verified to be completely dry and free of moisture – this is anticipated to be a period of at least 6 months.

Replastering: Replastering will be undertaken as part of a separate, later phase of works once the walls have had an opportunity to dry as noted above.

3.3 Removal of internal walls / partitions / ceilings

3.3.1 Existing Conditions

There are a number of demolitions/removals proposed as part of this scope of work, some as agreed during our site visit with Shona O'Keefe are deemed exempt from requiring local authority approval. This applies to obvious recent light weight insertions. There are clear modern interventions in the gym – specifically the partitions and ceilings – as evident in the below image. Their removal will enable full inspection of the substrate behind including the roof trusses partly visible above the suspended ceiling as well as assisting the fabric breath pending the final proposed fit out works to follow at a later date.



Above: Internal Conditions of gym block. Internal walls and suspended ceiling clear modern interventions

In other areas of the Northeast wing there are older masonry and stud partitions which are required to be removed to facilitate the future more open plan/transparent office space required by the HSE. The lower ground floor has clear inconsistencies with depictions of the original plan, indicating the likelihood that the current internal walls are later alterations. The disparity between the original plan and current conditions are outlined in section 2.2. To guarantee no original elements are removed, careful point openings will be taken out to examine the structural elements and identify which elements are to remain and to be removed. Following initial opening up works, the internal walls on the lower ground floor are shown to be non-original, with a variety of different forms of masonry present indicating consistent layout alterations over time

3.3.2 Proposed Works

Careful removal of non-original internal partitions to accommodate future fit out works – extent of walls scheduled for removal is highlighted in orange on the enclosed drawing ref no 013 & 015.

3.3.3 Architectural Heritage Impact Assessment

Proposed Work	Visual			Building Fabric			Comment
	Adverse	Neutral	Beneficial	Adverse	Neutral	Beneficial	
Removal of non-historic internal partitions			◆		◆		The removal of non-original partitions has a beneficial impact on the protected structure by ensuring the integrity and visibility of the original curved window reveals.

3.3.4 Methodology for removal

The primary objective is to remove the partitions with minimal disturbance to the original historic fabric of the building and to ensure the preservation of any features that may be revealed.

Assessment and Record-Keeping

Pre-Works Survey: Before any demolition begins, a detailed photographic and written survey of the partition and the adjacent original fabric will be undertaken. This will document the partition's construction, its relationship to the original walls, floors, and ceilings, and its overall condition. This record will be essential for identifying any original features that may be concealed.

Identification of Utilities: All services passing through the partition, such as electrical conduits or plumbing, will be identified, isolated, and safely decommissioned by a qualified professional. A clear plan will be developed to manage any remaining wiring or pipework.

Protection of the Surrounding Structure

Structural Support: Where the partition may be load-bearing or supporting other elements (e.g., ceiling joists), temporary structural supports will be installed prior to removal. The nature of this support will be determined by a qualified structural engineer.

Protection of Finishes: All original floor and wall finishes, including plaster, skirting boards, architraves, and adjacent doors, will be protected with appropriate materials. Heavy-duty sheeting, timber boarding, and low-tack tape will be used to prevent any impact damage, scratches, or dust ingress.

Controlled Removal of Masonry

Hand-Tool Demolition: The partition will be carefully dismantled using hand tools only. The use of heavy machinery or power tools that could cause vibration and damage to the original fabric is strictly prohibited.

Sequential Removal: Removal will proceed systematically from the top down. The masonry will be taken apart brick-by-brick or block-by-block, with all care taken to prevent sections from falling or impacting the surrounding area. Special attention will be paid to the point where the partition meets the original walls and ceiling to ensure a clean, controlled separation.

Examination of Exposed Fabric: As the partition is removed, the newly exposed original wall and floor surfaces will be examined for concealed historic features, such as fireplaces, doorways, or original finishes. Any discoveries will be immediately documented and assessed by the conservation architect before further works proceed.

Post-Removal Actions

Preparation for Reinstatement: The exposed original fabric will be cleaned of any remaining mortar or debris using soft brushes.

3.4 Removal of ground floor slab

3.4.1 Existing Conditions

The existing concrete floor slab appears to lack a damp-proof membrane, as evidenced by saturated floor finishes, visible rising damp on residual furniture, and decayed timber skirtings and door frames. Although the original building dates back to the 1820s, the current concrete floor is not original. While concrete was used in some structures as early as the late 1800s, its widespread use in construction only became common in the early 20th century.



Above: saturated carpet, skirtings and rotten door frames

3.4.2 Proposed Work

It is proposed to carefully remove the concrete floor slab, removing the saturated components from the building and leaving the sub floor and rising walls exposed to dry until installation of new modern insulated floor slab which will form part of a future planning application.

3.4.3 Architectural Heritage Impact Assessment

Proposed Work	Visual			Building Fabric			Comment
	Adverse	Neutral	Beneficial	Adverse	Neutral	Beneficial	
Removal of non-historic ground floor slab		◆				◆	Removing saturated building components will have a significant improvement on the building fabric.

3.4.4 Methodology for removal

The primary objective is to safely and efficiently remove the slab while ensuring the protection and preservation of the surrounding historic fabric and structural elements of the protected building.

Assessment and Record-Keeping

Pre-Works Survey: Before any demolition begins, a detailed photographic and written survey of the slab and the adjacent original fabric will be undertaken. This will document the floors construction, its relationship to the original walls and its overall condition. This record will be essential for identifying any original features that may be concealed.

Identification of Utilities: All services (electrical, plumbing) that may be embedded within or below the slab will be identified, isolated, and safely decommissioned by a qualified professional.

Protection of the Surrounding Structure

Structural Support: While the building structure is sound, temporary shoring and propping systems will be installed to support any adjacent walls, lintels, or other structural elements that may be affected by the removal of the slab. This is particularly important for masonry walls, which can be sensitive to movement and vibration. here the partition may be load-bearing or supporting other elements (e.g., ceiling joists), temporary structural supports will be installed prior to removal. The nature of this support will be determined by a qualified structural engineer.

Protection of Finishes: While there are few remaining historical features in the ground floor area, care will be taken to ensure any original wall finishes, including lime plaster if identified, are protected with appropriate materials. Heavy-duty sheeting, timber boarding, and low-tack tape will be used to prevent any impact damage, scratches, or dust ingress.

Controlled Removal of Masonry

The removal of the slab will be a highly controlled and deliberate process, prioritising the preservation of the surrounding structure over speed. Non-percussive methods will be used exclusively to minimise vibration and impact.

Methodology Selection: The slab will be carefully cut into manageable sections using a diamond blade cutting saw. This method creates a clean cut and avoids the destructive vibrations associated with

jackhammers or breakers. The cuts will be strategically planned to prevent the slab from collapsing unpredictably.

Lifting and Extraction: Once the sections are cut, they will be lifted and removed using non-mechanical methods wherever possible, such as lifting straps and manual handling. For larger sections, a small mechanical hoist may be used, but only after careful consideration and with strict oversight to prevent impact damage.

Inspection of Sub-Strata: As the slab sections are removed, the underlying sub-strata will be carefully exposed and inspected. Any archaeological or historical features discovered will be immediately reported, and work will be halted to allow for further investigation as per conservation guidelines.

Post-Removal Actions

Debris Removal and Cleaning: The exposed area will be cleaned to remove all remaining debris, dust, and loose material. This ensures a clean and stable surface for the next phase of work.

Drying and Ventilation: The sub-strata will be allowed to thoroughly dry out. Natural ventilation will be provided and if deemed necessary, dehumidifiers and air movers will be used to accelerate this process. Regular moisture readings will be taken to ensure the area is completely dry before any new materials are introduced.

3.5 Removal of modern link corridor to south side of Gym block

3.5.1 Existing Condition

The link corridor to the south side of the gym block is a modern addition which is deemed obsolete. The corridor is built directly onto the exterior wall of the gym block which has been altered to accommodate it. The windows along the corridor have been raised, the original cill height indicated by the remaining window before the corridor. Internally, the formally exterior wall has been plastered over, covering the original stonework. Within the current footprint, between the main building, corridor and gym block is a contained, inaccessible space that is currently a point of overgrowth and visible dereliction.



Above: Modern Link Corridor

3.5.2 Proposed Work

Due to it now being obsolete and no longer serving a function for the HSE, and its active distraction from the historic character of the building, the corridor is sought to be removed. Once the corridor removal has taken place, the cement-based render along the original stonework is to be removed. To restore the original condition of the building, localised repointing of brickwork to take place. Where windows and sill height were altered to accommodate link corridor, these alterations are to be reversed, using the existing original window opening as a point of reference to match sill heights and sash window design. With new access to junction between the main building and the gym block, plant growth can be removed and building condition assessed.



Above: Internal view of window alterations in Gym Block



Above: Internal view of Link Corridor



Above: Enclosed junction between Gym Block

3.5.3 Architectural Heritage Impact Assessment

Proposed Work	Visual			Building Fabric			Comment
	Adverse	Neutral	Beneficial	Adverse	Neutral	Beneficial	
Removal of modern link corridor			◆			◆	Removing the modern link corridor will have beneficial impact to both the visual appearance and the building fabric given the ability to remove the sand and cement render and reinstate the historic windows.

3.5.4 Methodology

Assessment and Record-Keeping

Pre-Works Survey: Before any demolition begins, a detailed photographic and written survey of the area and the adjacent original fabric will be undertaken. This will document the existing condition, construction, including junction of the roof to the original walls and the window details.

Identification of Utilities: All services in the area will be identified, isolated, and safely decommissioned by a qualified professional.

Protection of the Surrounding Structure

Structural Support: Temporary shoring and propping systems will be installed to support any adjacent walls, lintels, or other structural elements that may be affected by the removal of the link corridor. This is particularly important for masonry walls, which can be sensitive to movement and vibration.

Protection of Finishes: The surviving windows in this area will be carefully protected using heavy-duty sheeting, timber boarding, and low-tack tape to prevent any impact damage to these historical features.

Controlled Removal of Masonry Walls

The removal of the link corridor will be a highly controlled and deliberate process, prioritising the preservation of the surrounding structure over speed. Non-percussive methods will be used exclusively to minimise vibration and impact.

Controlled Removal of Cement based Render

Hand-Tool Technique: The removal of the cement-based plaster will be carried out exclusively using hand tools. The use of mechanical or power tools (e.g., breakers, grinders) is strictly prohibited to avoid vibration and potential damage to the historic masonry.

Targeted Removal: The plaster will be carefully removed in small, manageable sections, starting from areas where the plaster is most clearly detached or delaminated. Small hammers, chisels, and spatulas

will be used to gently pry the failed material away from the wall. Care will be taken to not introduce new damage to sound, intact plaster surrounding the failed areas.

Substrate Investigation and Preparation

Substrate Examination: Once the render has been removed, the underlying substrate will be carefully examined. This is to assess its condition and identify any necessary repairs, such as re-pointing of historic masonry or stone repairs.

Cleaning and Drying: The exposed substrate will be cleaned of all loose material, dust, and residues using soft bristle brushes.

Stone Repairs:

Stone replacement should be carried out by an experienced stonemason and the work should be closely supervised by a Conservation Architect. The replacement stone should be inspected and approved by the Architect to ensure that it is sound, free of staining and is an appropriate match to tie in with the existing stone.

- Cutting out of damaged stone should commence at the centre of the defective stone or stone group and work outwards towards the joints.
- All areas of indents are to be protected from the rain to prevent mortar wash out.
- Work in progress should also be protected from the rain by covering the top of the area with tarpaulins or other waterproof sheets.
- Stone indents are to be cut exactly to size allowing for a perfect match to the measurements of existing joints. All stones are to be a minimum of 100mm thick for indents.
- All stone faces should be moistened prior to bedding and the mortar should be laid evenly on the faces of the stonework. No hard lumps should be present in the mortar that interferes with even bedding.
- The stone is to be firmly bedded in the mortar.
- The stone shall be orientated in the correct bedding planes. During placement, no damage is to be caused to the edges or face of the new or existing stone.
- The mortar is to be finished neatly to a flush finish and no mortar stains are to be left on the faces of the stones.

Stone stitching:

Where appropriate fractured stone units may be repaired using stainless steel threaded pins to secure each unit. The stainless-steel threaded pins should be set in moisture insensitive epoxy resin (or other binder acceptable to the Conservation Architect), and the end of the bored hole plugged with a fossiliferous limestone plug set in a NHL mortar to conceal the repair. This will allow each damaged element to be secured, and also enable any fractures which may occur in the future to be clearly identified. All repairs to be closely monitored by the Conservation Architect.

Mortar Repairs, Raking and Repointing:

Stone bedding and pointing mortar for replacement stone and repointing is to be carried out using a compatible and appropriate NHL mortar. A sample of existing surviving lime mortar should be retained to

allow replication. The contractor should allow for getting a sample of the existing mortar analysed facilitating replication of the original mix or a suitable variation as may be appropriate.

Prior to implementation, a sample of mortar repair / repointing should be carried out and agreed with the Conservation Architect to demonstrate suitability of mortar, compatibility of colour and finish together with competency of the contractor.

The sand is to be well-graded crushed stone with a predominant particle size to match the original mortar. It is to be low in soluble salts having an inert siliceous content greater than 95%. The sand is to be free from clay and other impurities.

Joints shall be raked out to a minimum depth of 25mm or 1½ times the width of the joint, whichever is greater. All debris and dust is to be removed from the raked joints with stiff brittle brushes. All joints must be squared to ensure a good contact between the repointing mortar and surrounding stone.

All raked joints shall be wetted prior to repointing. The repointing mortar is to be well compacted into the joints using a suitable pointing iron.

The joint is to be finished to a flush finish where arises are sharp and in good condition; where arises are damaged or decayed it may be necessary to make a slight bucket handle finish to the pointing. The exact finish is to be agreed on site with the Conservation Architect.

Joints should be carefully cleaned prior to repointing, including removal of any plants / decayed mortar.

No traces of mortar should be left anywhere on the exterior of the stone and the mortar should not exhibit any signs of shrinkage or cracking. The arises of the stone shall be left clean and free from any mortar or snots.

3.6 External cleaning and full repointing

3.6.1 Existing Condition

The Northeast Wing has been repointed using cement-based mortar at some point in its past. This pointing is at varying levels of failure across the elevation. In some areas it is intact, primarily the south facing façade, and in others it has totally failed and left joints open and susceptible to moisture ingress, with vegetation having taken hold in many areas.

The external face of the Calp limestone masonry walls is generally in reasonable condition, though are badly stained in places. Rainwater goods have failed in places, there are broken cills in a number of areas and rusting vents, grills and fittings have all resulted in various staining including black algal biofilm typical of saturated stone masonry and lichen.

3.6.2 Proposed Work

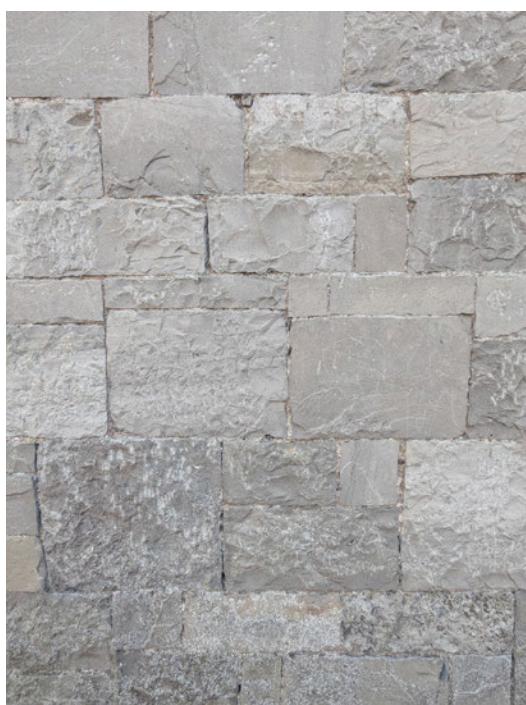
It is necessary, for the long-term benefit of the building, to remove all existing cement-based pointing from the Northeast Wing and to repoint with a new lime-based mortar, more permeable than the surrounding historic masonry fabric in order to prevent future water-related failure of the external envelope and internal wall surfaces. It is also proposed to clean the stone staining.



Above: Example of staining on North façade



Above: Failed pointing and vegetation growth



Above: Failed cement pointing



Above: Cement pointing largely intact on south elevation

3.6.3 **Architectural Heritage Impact Assessment**

Proposed Work	Visual			Building Fabric			Comment
	Adverse	Neutral	Beneficial	Adverse	Neutral	Beneficial	
Repointing façade with lime-based mortar			◆			◆	The reporting of the building using natural lime-based pointing is essential to the long-term survival of the building fabric.

3.6.4 **Methodology**

As proposed in 3.5.4 above.

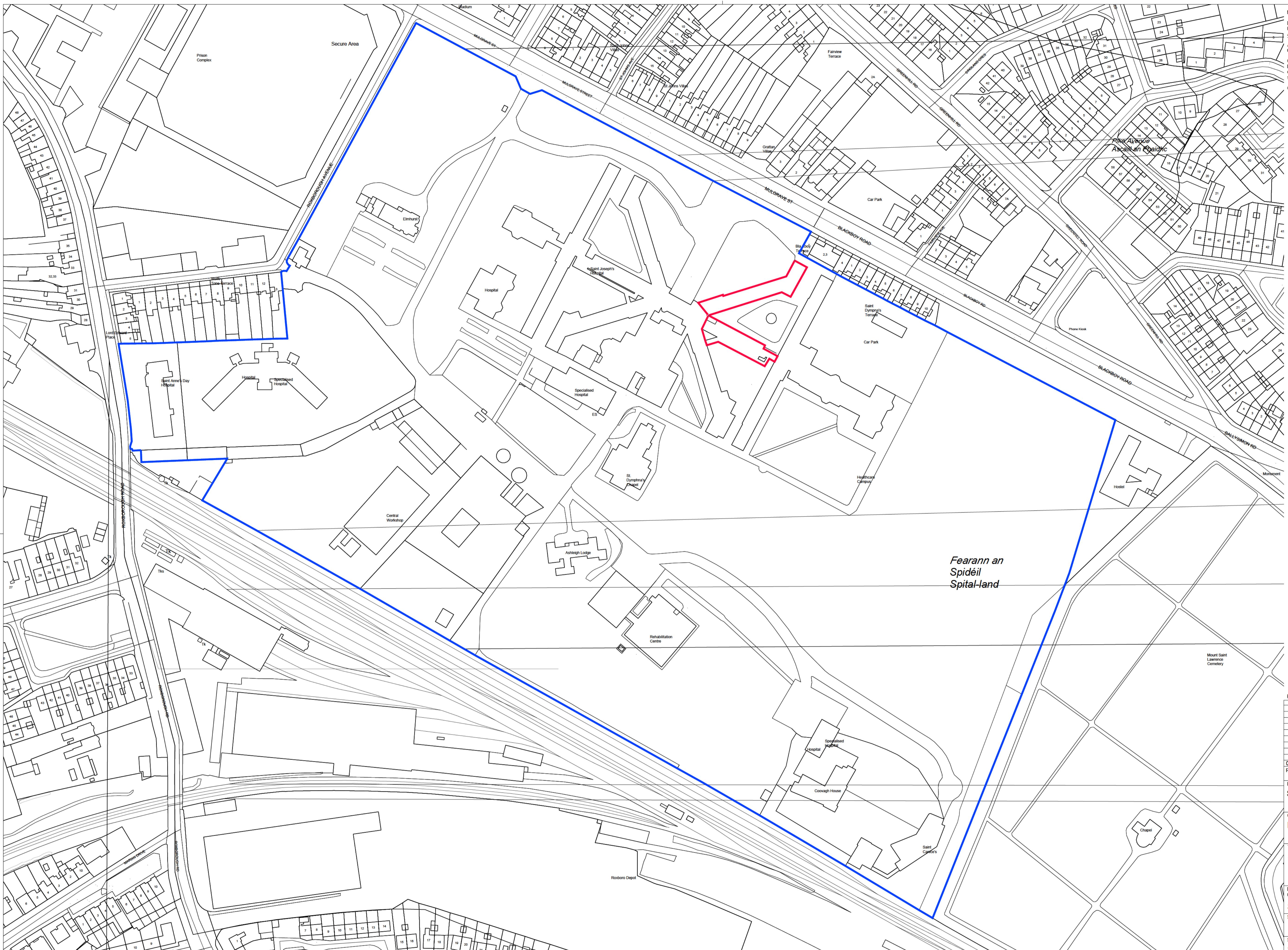
4.0 Conclusion

- 4.1 The HSE are keen to commence works on the northeast wing as soon as possible to stabilise the building ensuring it is ready for scheduled fit out works planned for next year, which will bring this part of the campus back into use.
- 4.2 We await direction from Limerick City and County Council in relation to the items for which approval is sought under this Section 5 Application, summarised below:
- Strip out failed lime plaster
 - Removal of non-historic internal walls / partitions
 - Removal of non-historic ground floor slab
 - Removal of modern link corridor to south side of Gym block
 - Full re-pointing to façade



APPENDIX A

Drawings



Notes:
 Do not scale from this drawing
 Use found dimensions only
 All errors and omissions to be reported to the Architect
 This drawing to be read in conjunction with relevant consultant's drawings
 All dimensions are in millimetres and all levels are in metres to match Datum unless otherwise noted
 Contractor Design responsibility
 It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR - see Preliminary Inspection Plan for clarity on certification required
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Site Boundary
 Adjacent land in applicants ownership

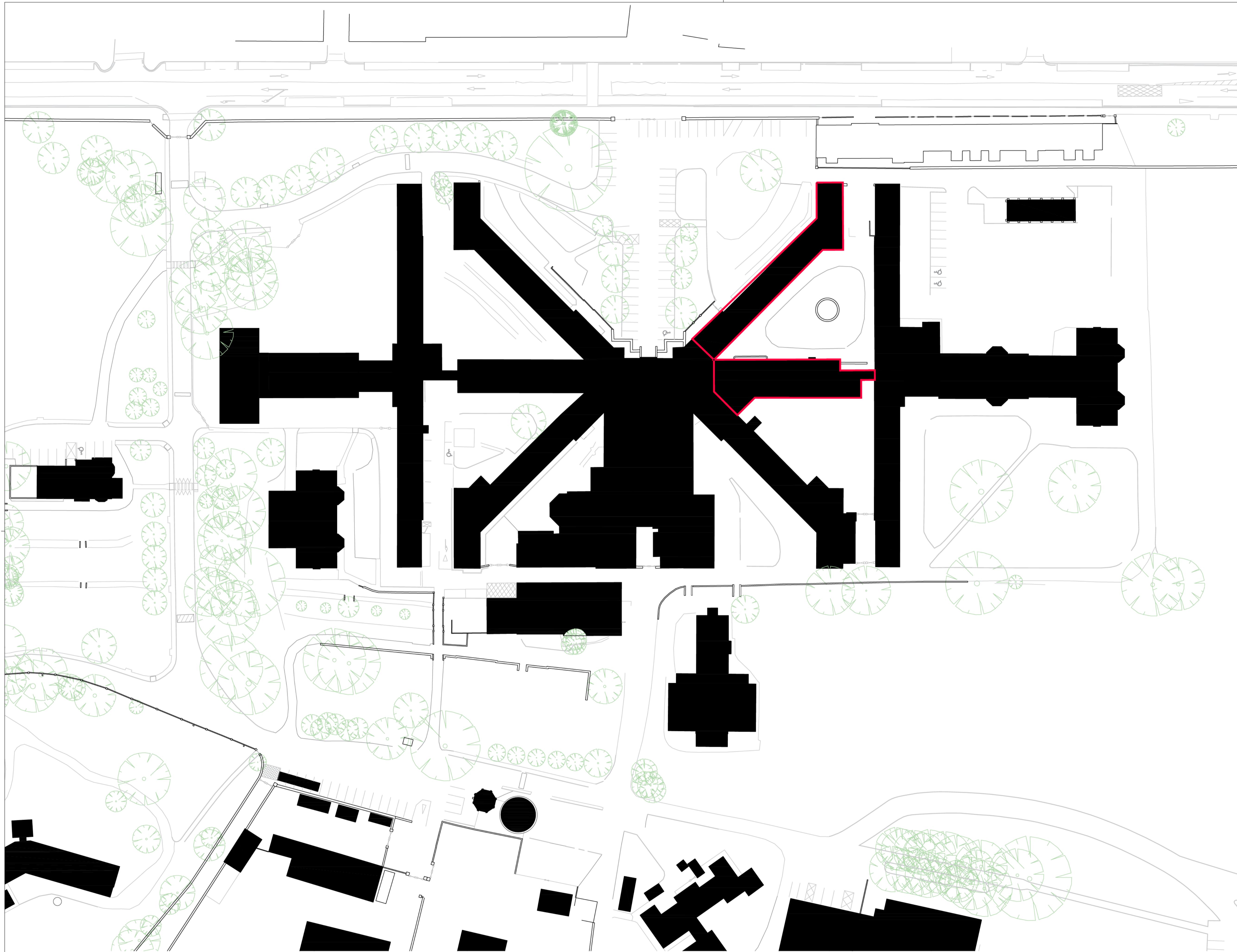
Revisions:		
01	Issued for Planning	25-08-2025
Rev	Description	Date
Project:		
St Joseph North East Wing		
Client:		
HSE		
Title:		
Site Location Plan		
Drawing / Document Name:		
Project Number: 3002 XXXX-XX-XX-XX-COA-AR-0501		
Zone:		
Level:		
Type:		
Originator:		
Role:		
Sheet Number:		
Suitability Status : Purpose Code - Description		
P3 For Statutory Submission 1		
Scale @ A1 Drawn: Checked: Date:		
1:1000 Jack Reynolds John Meehan 25/08/2025		
COADY ARCHITECTS		
Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8		
Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y56X		
01 407 1700 081 788325 admin@coady.ie www.coady.ie		

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Site Boundary

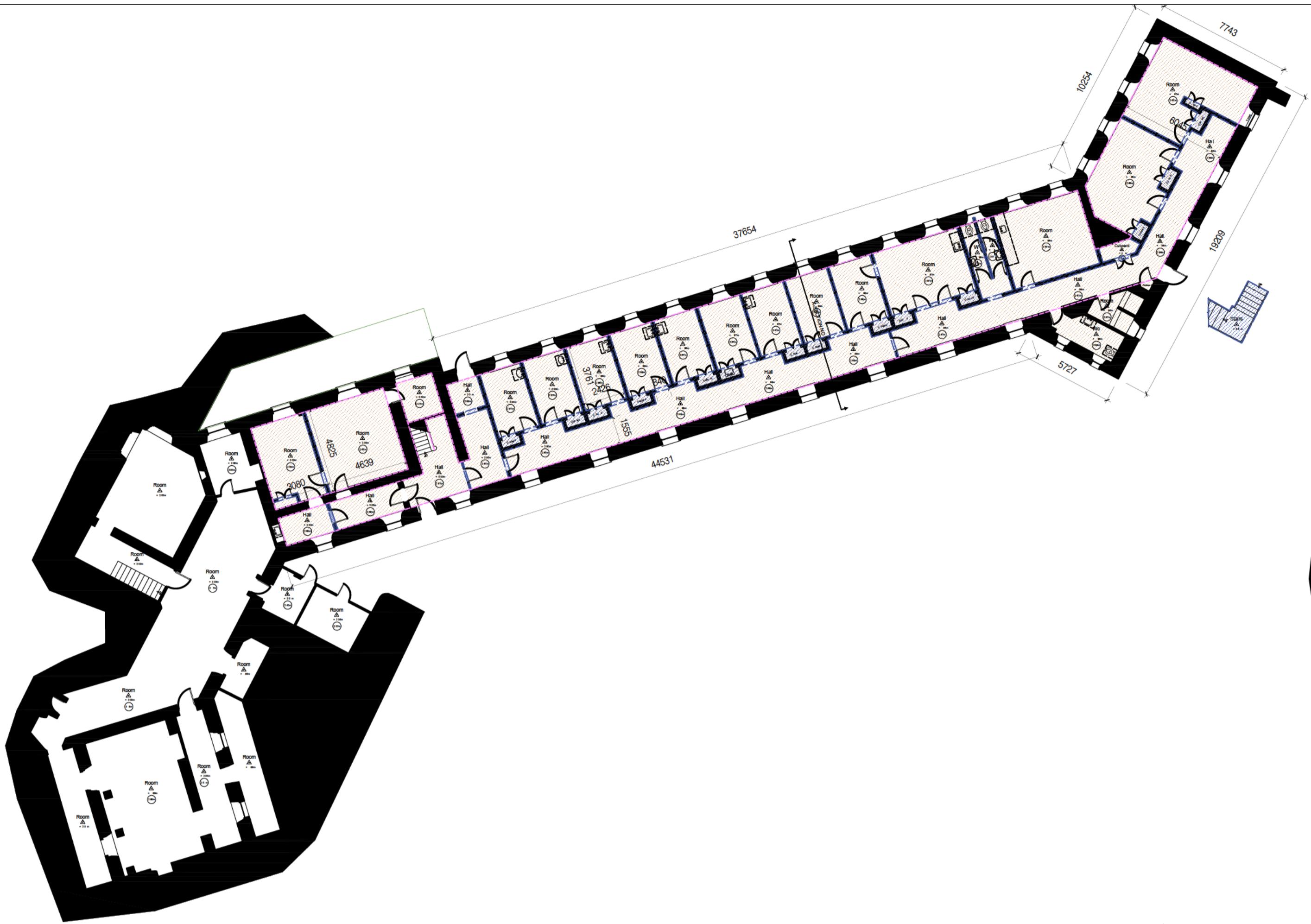
Revisions:

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Project: St Joseph Northeast Wing			
Client: HSE			
Title: Existing Site Plan			
Drawing / Document Name: Project Number: Projct: Phase: Element: Zone: Level: Type: Originator: Rule: Sheet Number: 3001 NEW-00-00-ZZ-SI-DR-COA-AR- 0502			
Suitability Status: Purpose Code - Description: P3 For Statutory Submission 1			
Scale @ A1 Drawn: Checked: Date: 1:500 Jack Reynolds John Meehan 25/08/2025			
COADY ARCHITECTS Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8 Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y56X 01 407 1700 081 788 325 admin@coady.ie www.coady.ie			



Site Layout Plan

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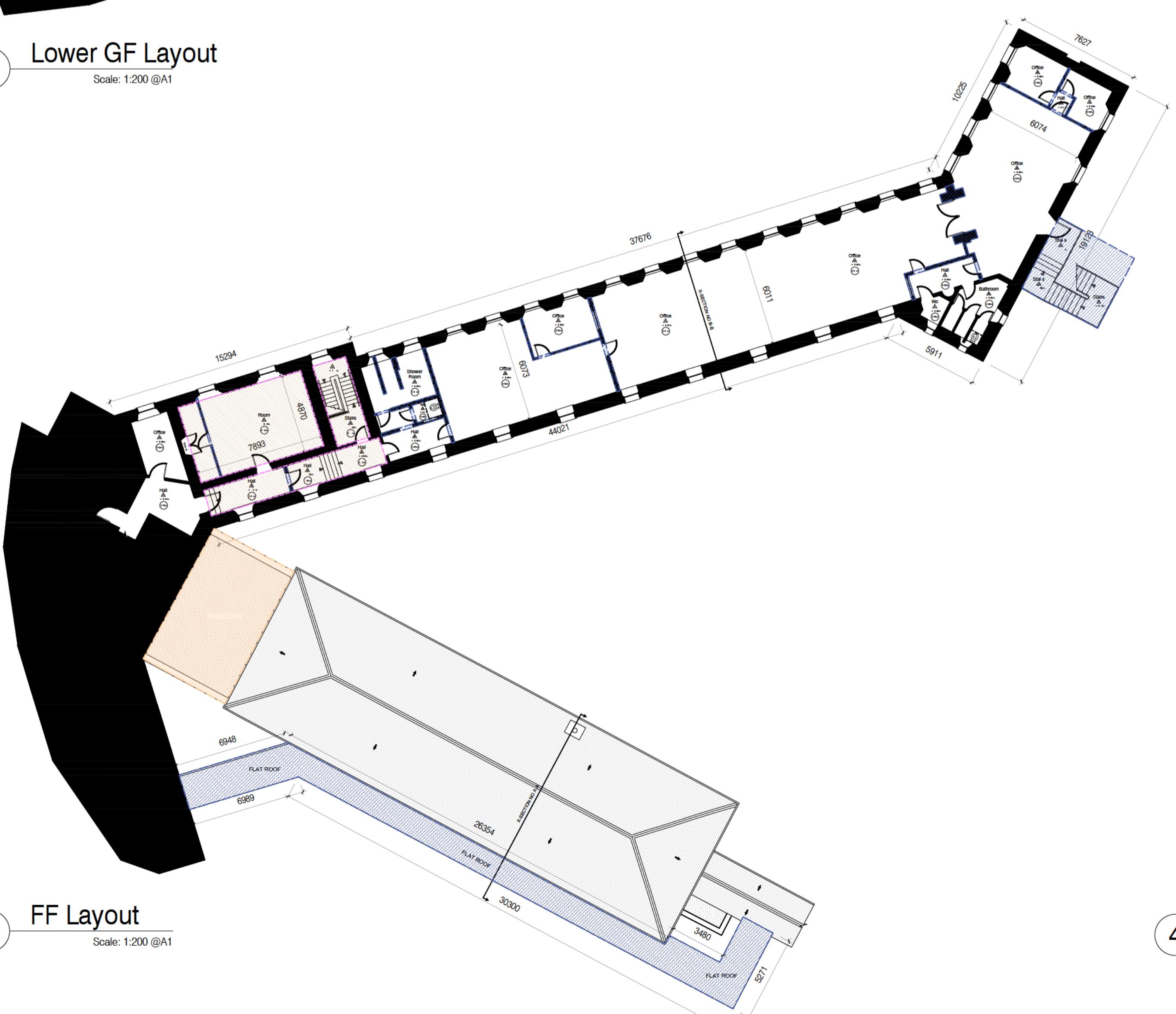
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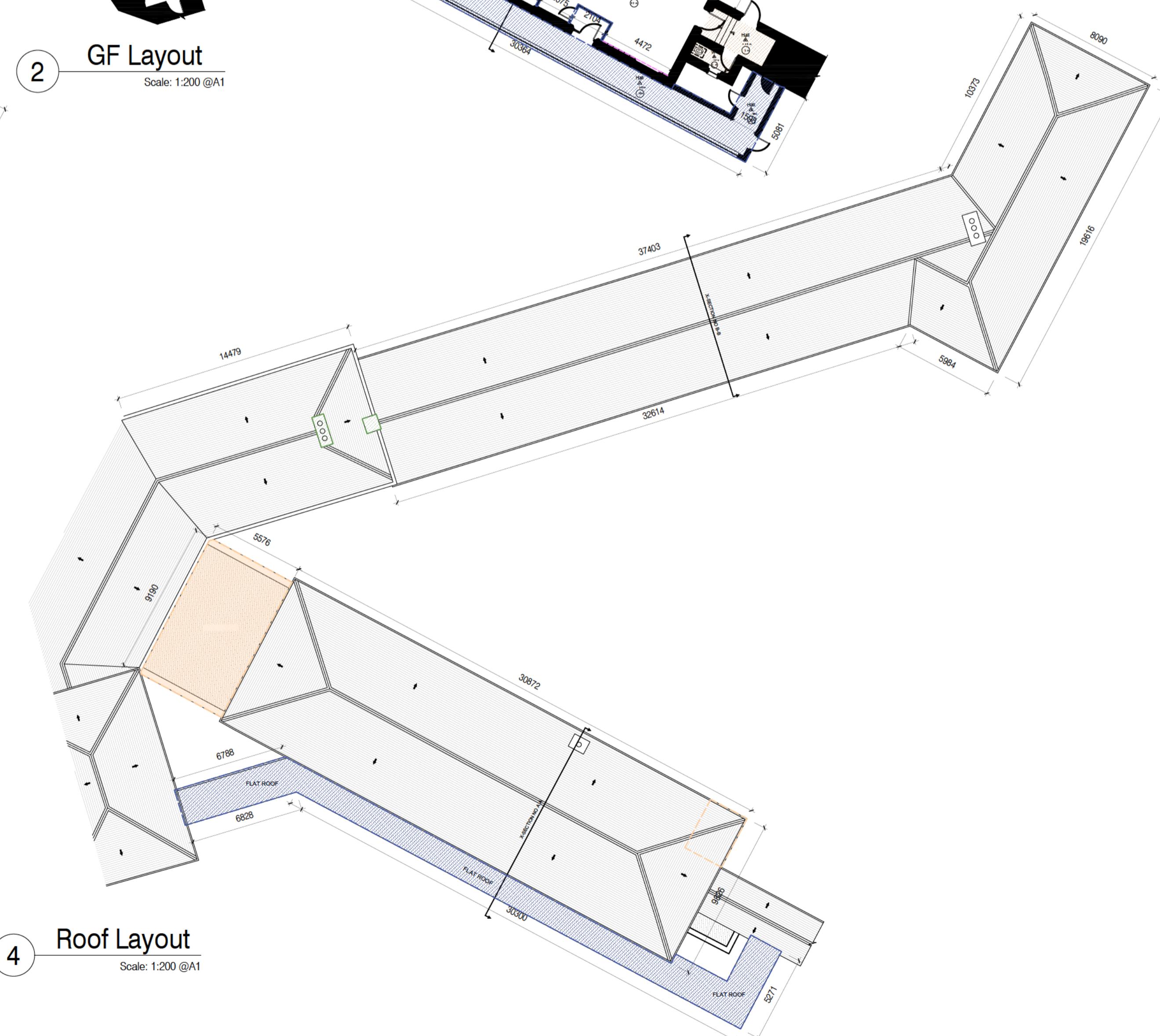
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3 FF Layout

Scale: 1:200 @A1



4 Roof Layout

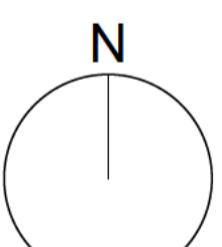
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Legend

- These notes are only to be read in conjunction with accompanying drawings on the relevant sheet.
Legend may vary between drawing set sheets.
- Defunct Services/ Fittings
 - Failed Plaster
 - Major Damp/ Mould Issues
 - Later Intervention
 - Plant Growth - to be removed
 - Exposed Cable/ Wire
 - Damaged Bitumen Flat Roof Covering
 - Missing/Damaged Slates



Rvisions:

01 Issued for Planning 25-08-2025 JR
Rev Description Date By

Project:
St Joseph Northeast Wing

Client:
HSE

Title:
Existing Condition Floor Plans

Drawing / Document Name:
Project Number: Phase Element Zone Level Type Originator Rule Sheet Number
3002 NEW-00-00-ZZ-ZZ-DR-COA-AR- 0503

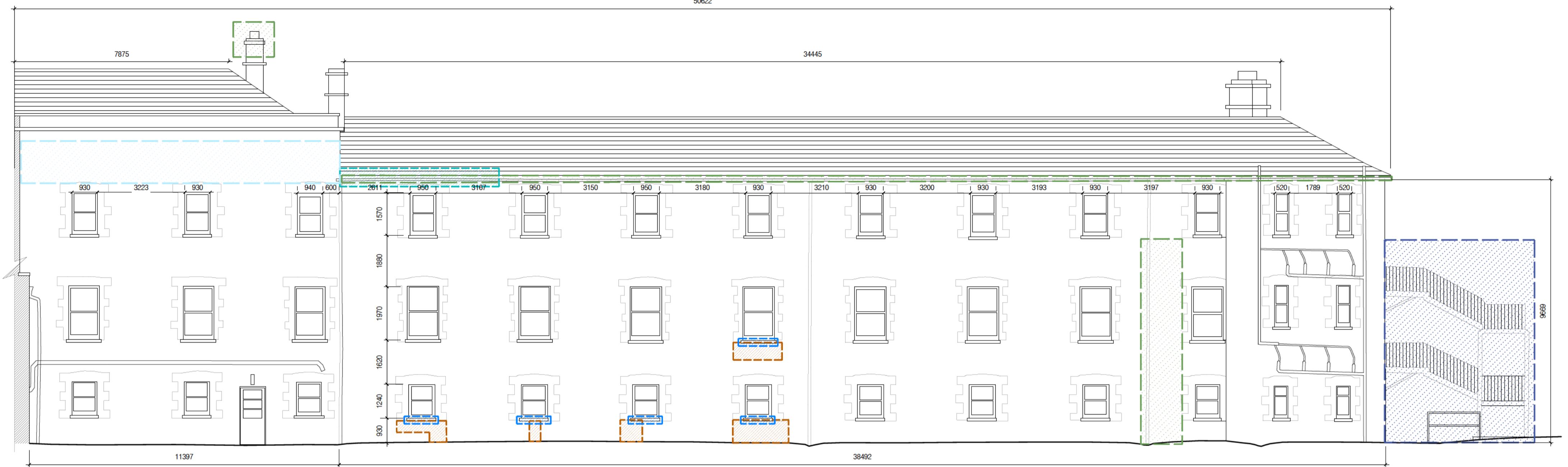
Suitability Status : Purpose Code - Description

P3 For Statutory Submission 1

Scale @ A1 Drawn: Checked: Date:
1:200 Jack Reynolds John Meehan 25/08/2025

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ARCHITECTS

Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8
Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y96X
01 407 1700 | 061 788 325 | admin@coady.ie | www.coady.ie

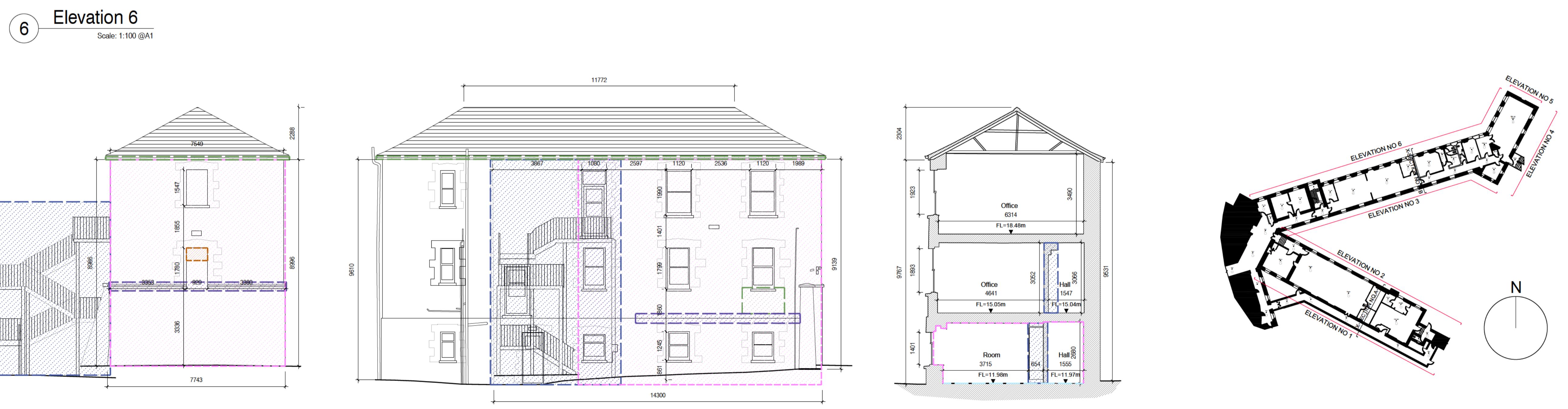


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Contractor Design responsibility:
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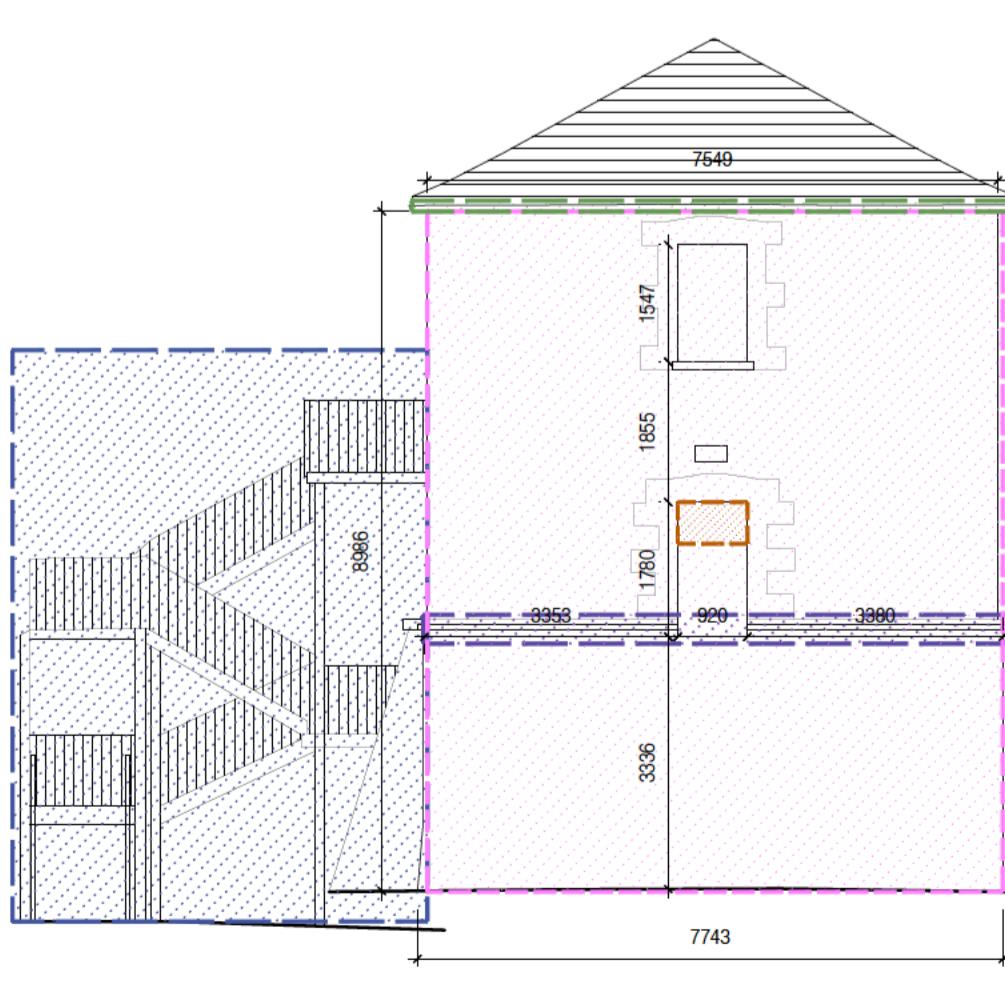
Legend

- These notes are only to be read in conjunction with accompanying drawings on the relevant sheet. Legend may vary between drawing set sheets.
- Building Wide mortar issues - areas with high damage highlighted with hatch
 - Failed Plaster
 - Staining
 - Damaged Sills
 - Blocked Pipe/Drain
 - Poor Stone quality
 - Rising Damp Floor Slab
 - Later Intervention
 - Plant Growth - to be removed
 - No Drip
 - Exposed Cable - potential cause of water damage
 - Missing/Damaged Down Pipe & Gutter
 - Damaged Bitumen Flat Roof Covering
 - Missing/ Damaged Tiles

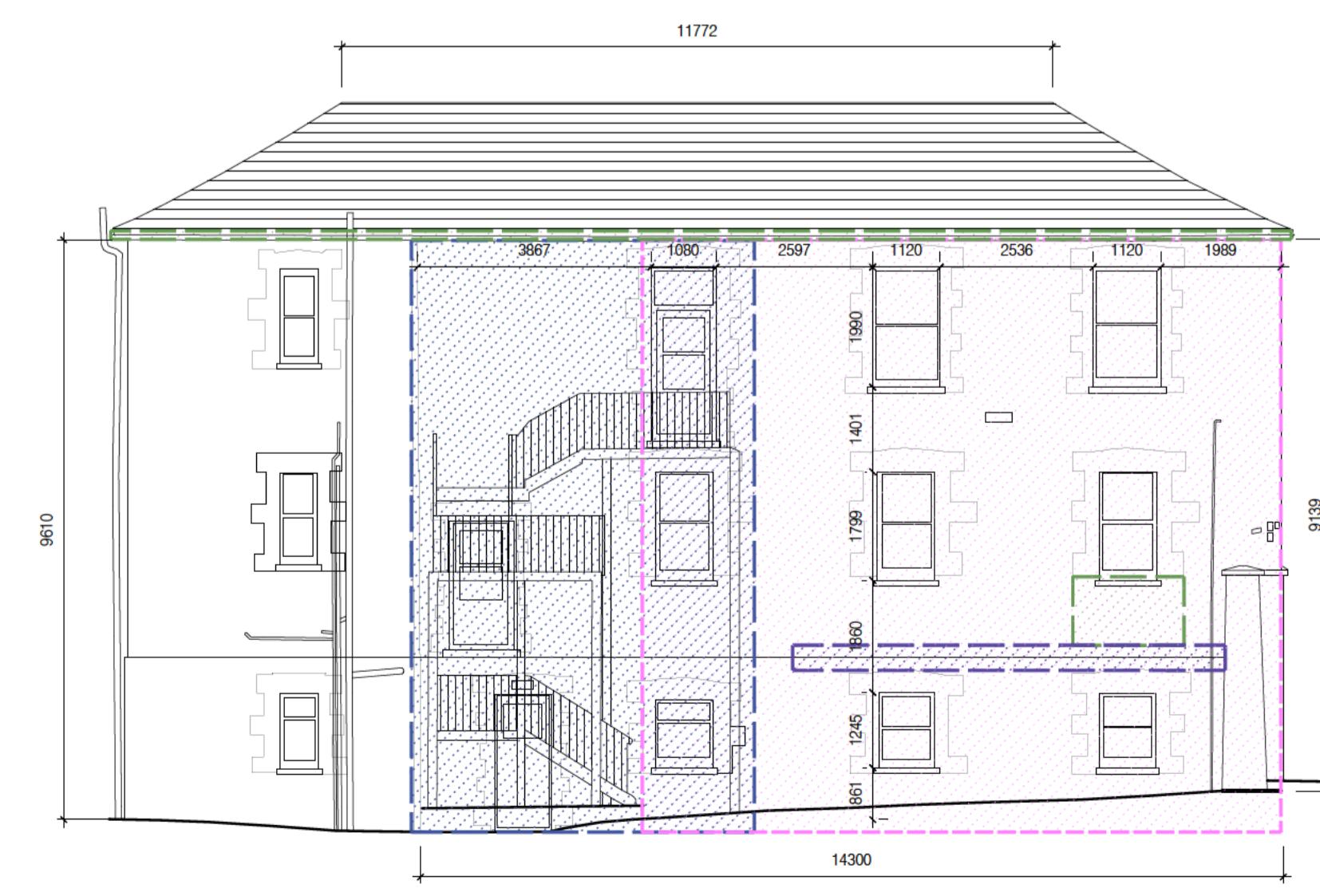


Revisions:			
01	Issued for Planning	25-08-2025	JR
Rev	Description	Date	By
Project:	St. Joseph North East Wing		
Client:	HSE		
Title:	North East Wing - Existing Conditions Elevation		
Drawing / Document Name:	Project Number	Phase Element	Zone Level Type Originator Rule Sheet Number
3002 NEW-00-01-ZZ-DR-COA-AR-	0504		
Suitability Status	Purpose Code	Description	Revision:
P3 For Statutory Submission			1
Scale @ A1	Drawn:	Checked:	Date:
1:100	Jack Reynolds	John Meehan	25/09/2025

5 Elevation 5



4 Elevation 4

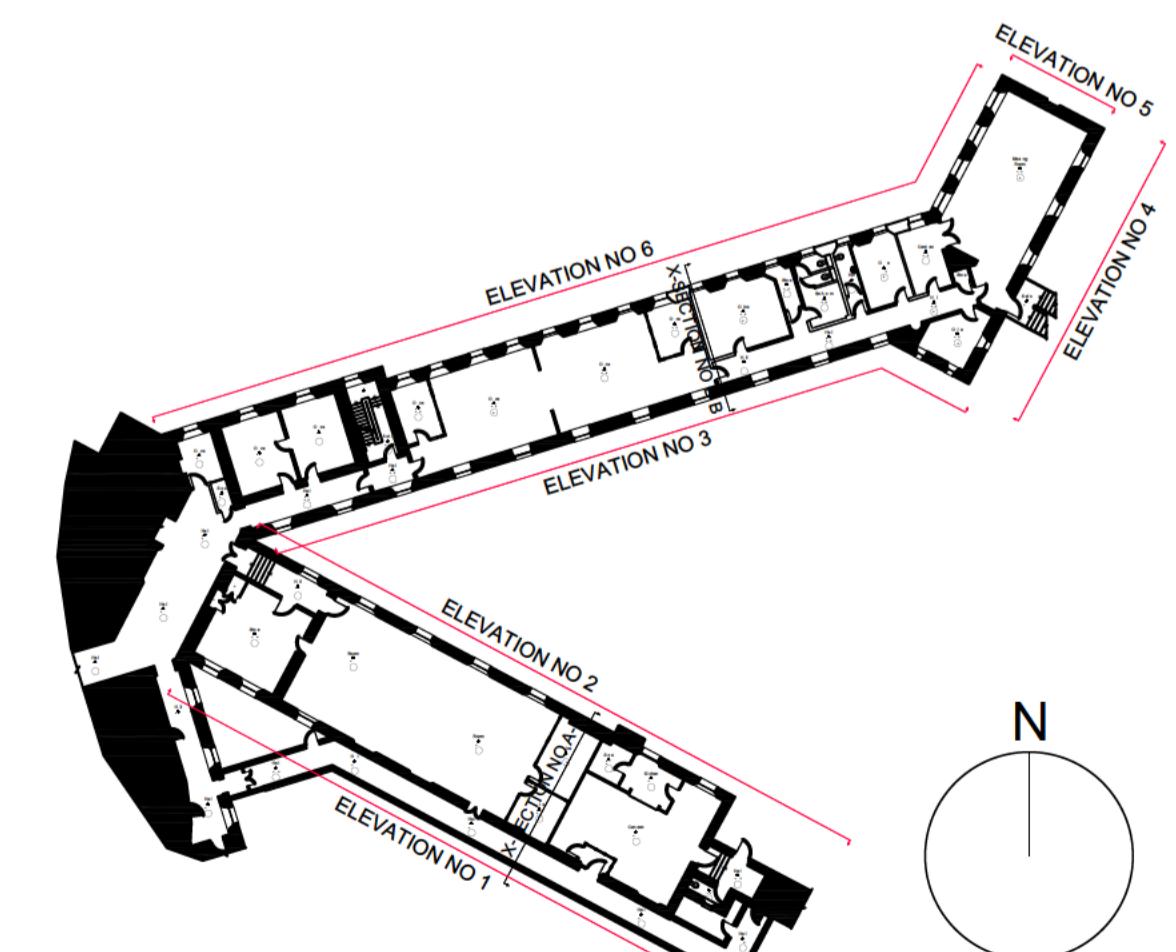


S Section B-B

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RP Reference Plan

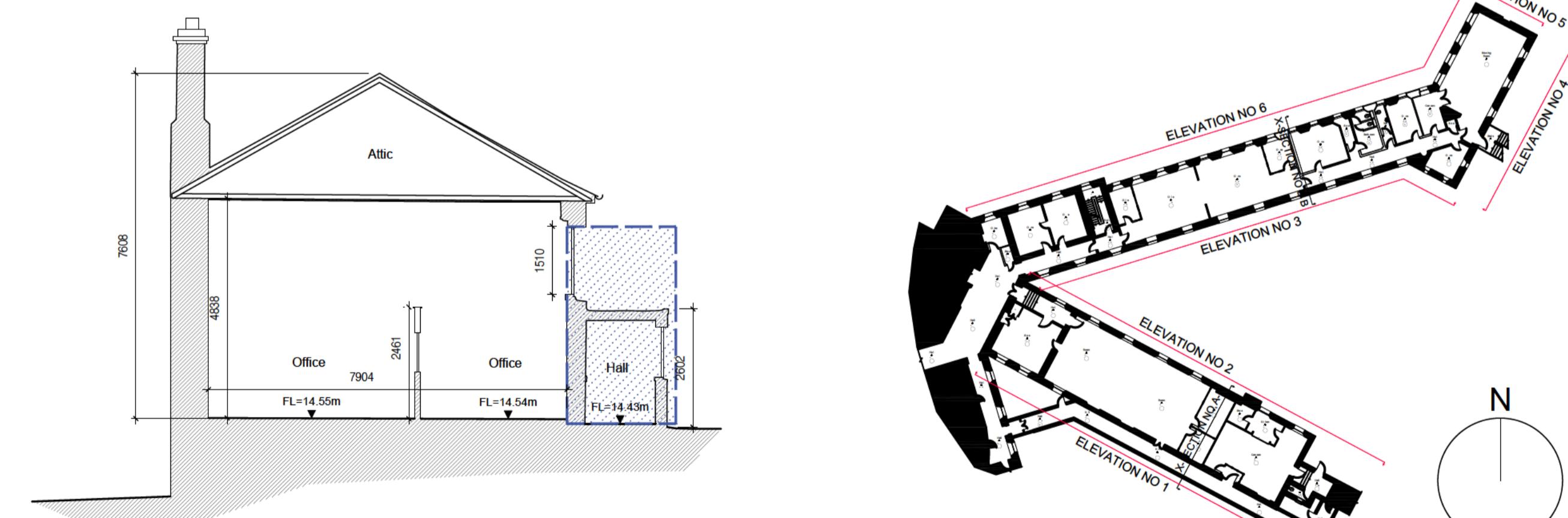
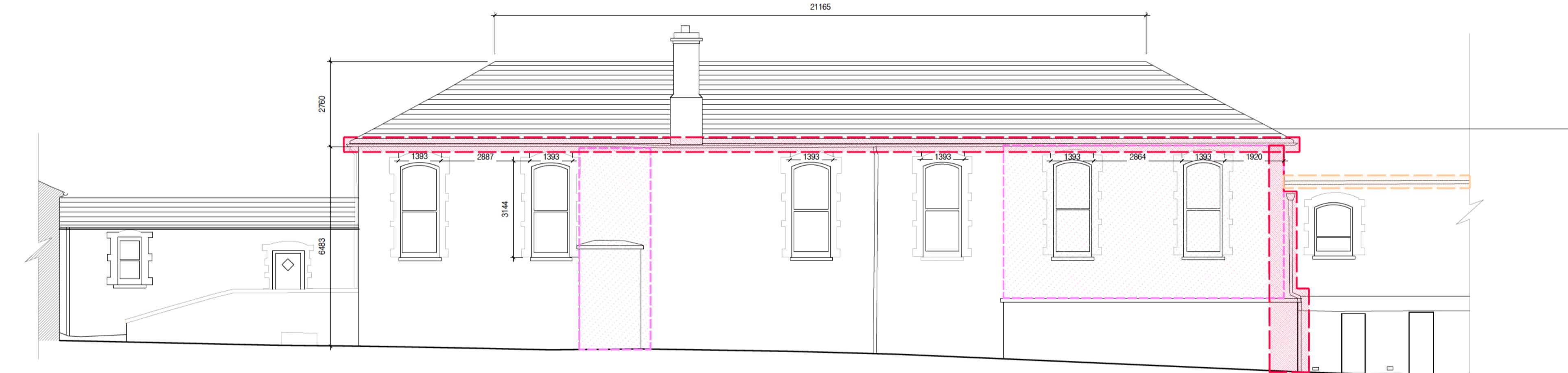
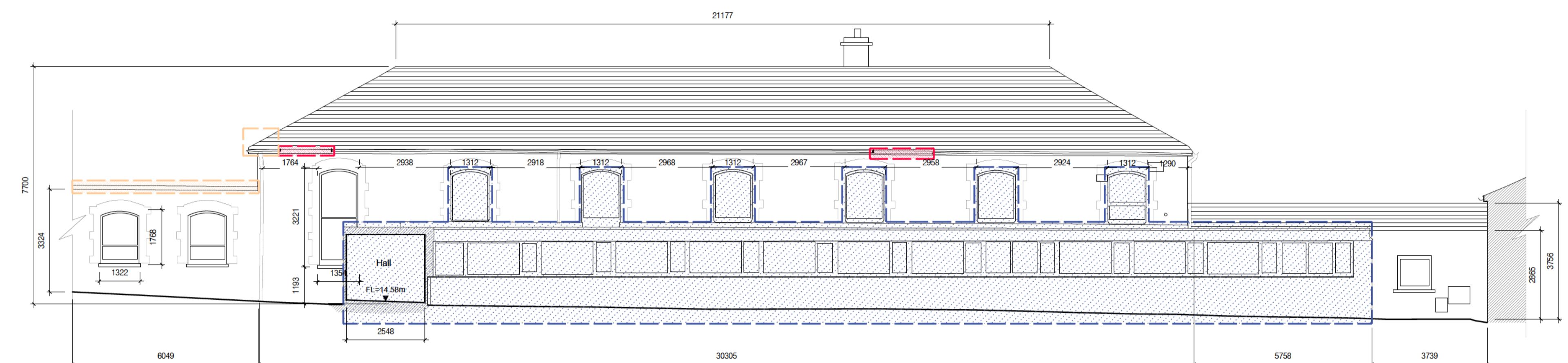
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Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 XTP8
Unit 6A Oran Point, Main St, Oranmore, Co. Galway, H91 Y36X
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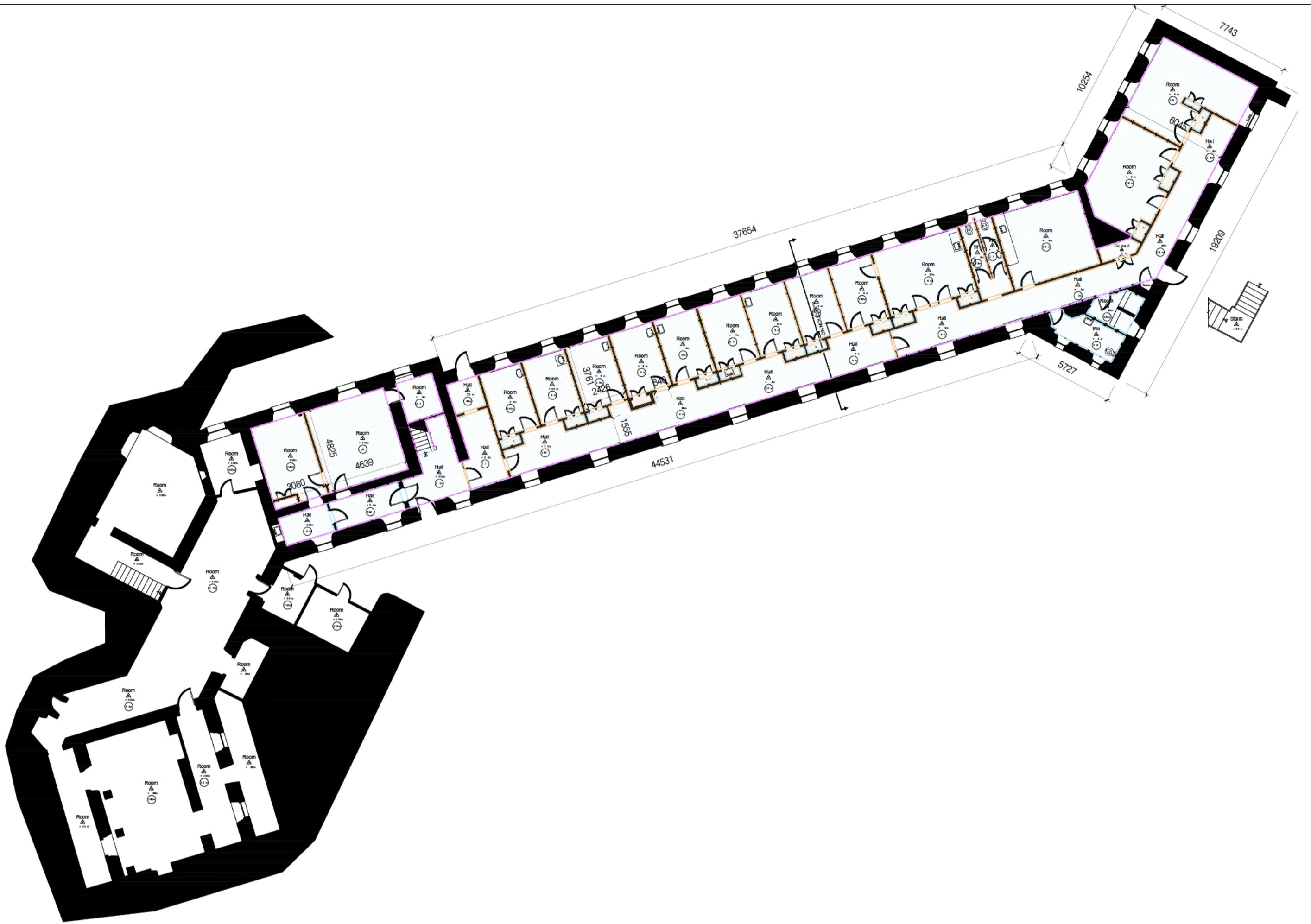
Legend	
These notes are only to be read in conjunction with accompanying drawings on the relevant sheet. Legend may vary between drawing set sheets.	
Building Wide mortar issues - areas with high damage highlighted with hatch	
Failed Plaster	
Staining	
Damaged Sills	
Blocked Pipe/Drain	
Poor Stone quality	
Rising Damp Floor Slab	
Later Intervention	
Plant Growth - to be removed	
No Drip	
Exposed Cable -potential cause of water damage	
Missing/Damaged Down Pipe & Gutter	
Damaged Bitumen Flat Roof Covering	
Missing/ Damaged Tiles	



RF Reference Plan

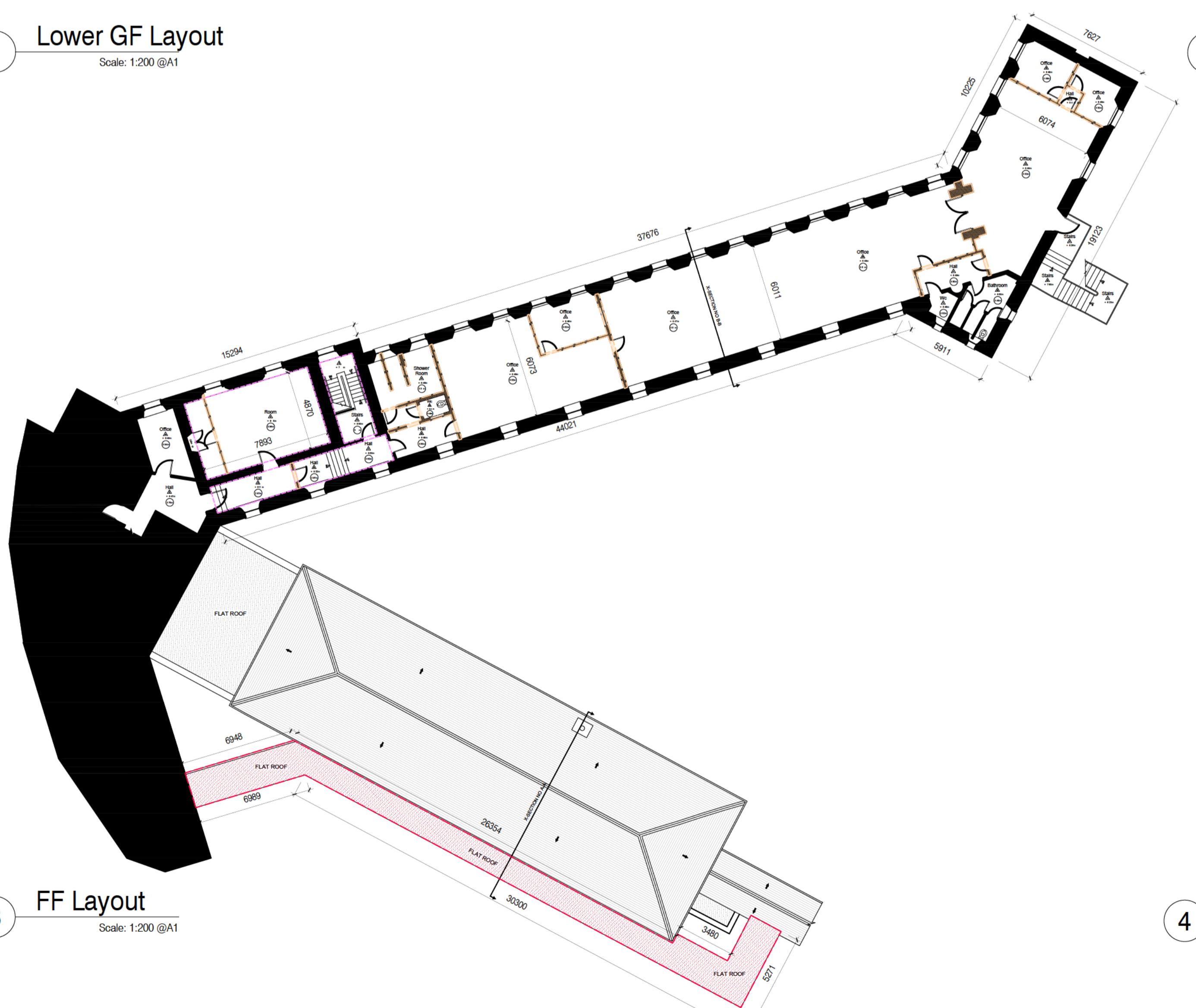
Scale: 1:500 @A1

Revisions:			
01	Issued for Planning	25-08-2025	JR
Rev	Description	Date	By
Project:	St. Josephs North East Wing		
Client:	HSE		
Title:	Gym Block - Existing Conditions Elevations		
Drawing / Document Name:	Project Number: 3002 NEW-00-00-02-ZZ-DR-COA-AR-	Zone:	Level Type: Originator Rule: Sheet Number: 0505
Suitability Status:	Purpose Code:	Description:	Revision:
P3	For Statutory Submission		1
Scale @ A1	Drawn:	Checked:	Date:
1:100	Jack Reynolds	John Meehan	25/08/2025
COADY			
ARCHITECTS			
Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8			
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1 Lower GF Layout

Scale: 1:200 @A1



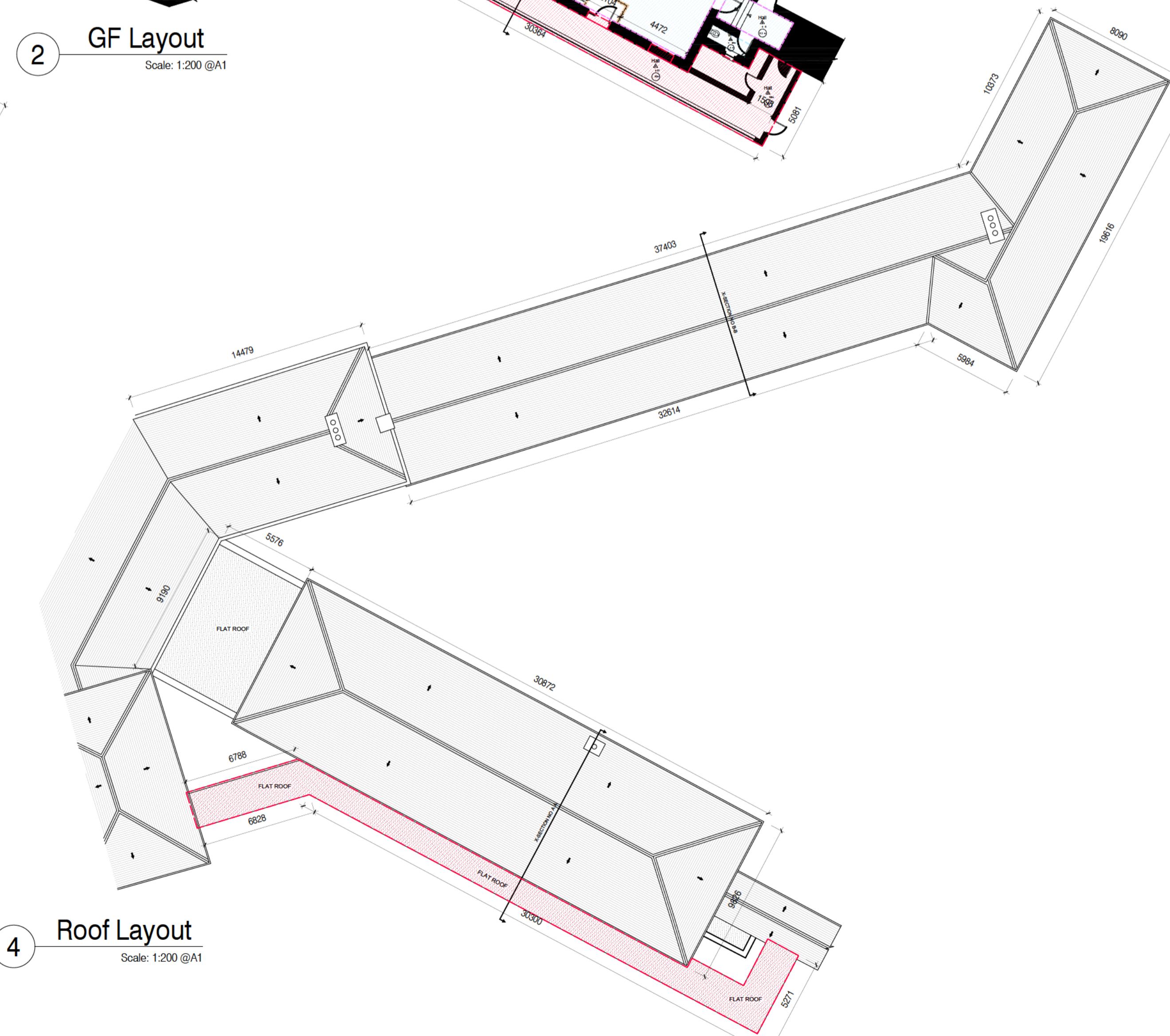
2 GF Layout

Scale: 1:200 @A1



2 GF Layout

Scale: 1:200 @A1



4 Roof Layout

Scale: 1:200 @A1

Notes:
Do not scale from this drawing.
Use found dimensions only.
All errors and omissions to be reported to the Architect.
This drawing to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels are in meters to match Datum unless otherwise noted.

Contractor Design responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR - see Preliminary Inspection Plan for clarity on certification required.

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Legend

These notes are only to be read in conjunction with accompanying drawings on the relevant sheet. Legend may very between drawing set sheets.

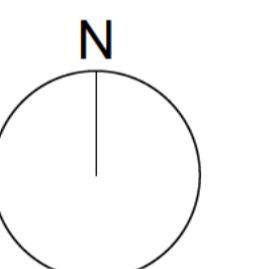
■ Removal of Failed Plaster - testing and paint analysis to take place before hand

■ Removal of non original walls and ceiling finishes

■ Removal of non original Ground Slab

■ Removal of Modern Gym Block Link Corridor - along with cement plaster removal, localised repointing and replacement window sashes to match existing (where cill height was previously raised to facilitate link). Note existing window to be used as template to inform a like for like replacement

■ Window Replacement as part of Link Corridor removal



Revisions:

01	Issued for Planning	25-08-2025	JR
Rev	Description	Date	By

Project:
St. Josephs North East Wing

Client:
HSE

Title:
Proposed Floor Plans - Section 5 Demolition Works

Drawing / Document Name:
Project Number: Stage: Element: Zone: Level Type: Originator: Rule: Sheet Number:

3002 NEW-00-00-ZZ-ZZ-DR-COA-AR- 0506

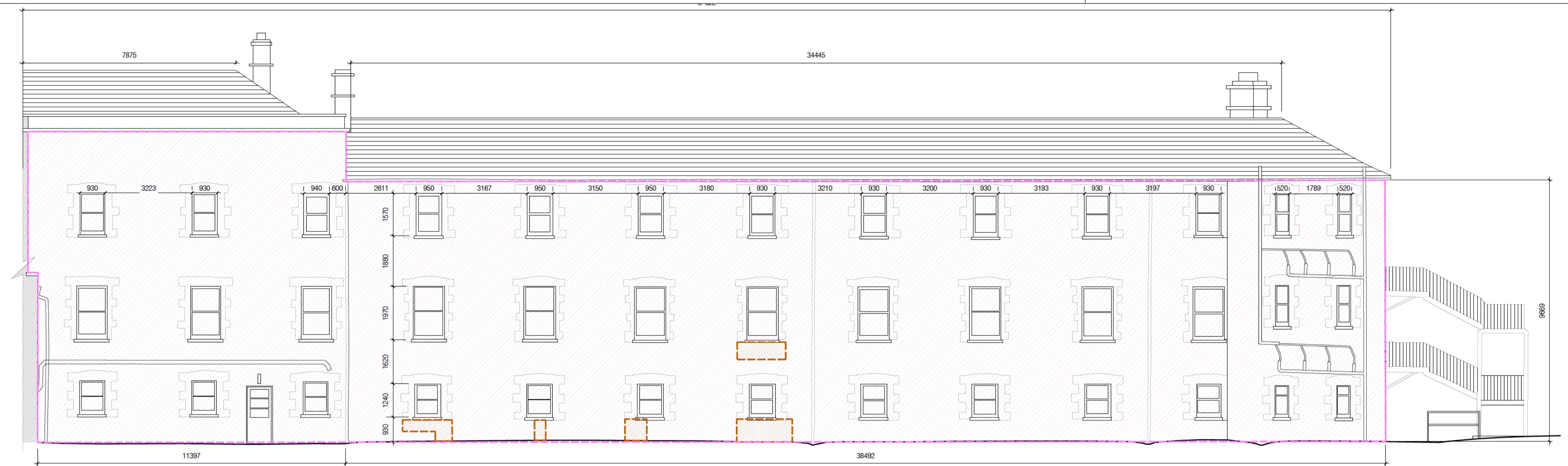
Suitability Status: Purpose Code: Description: Revision:

P3 For Statutory Submission 1

Scale @ A1 Drawn: Checked: Date:
1:200 Jack Reynolds John Meehan 25/08/2025

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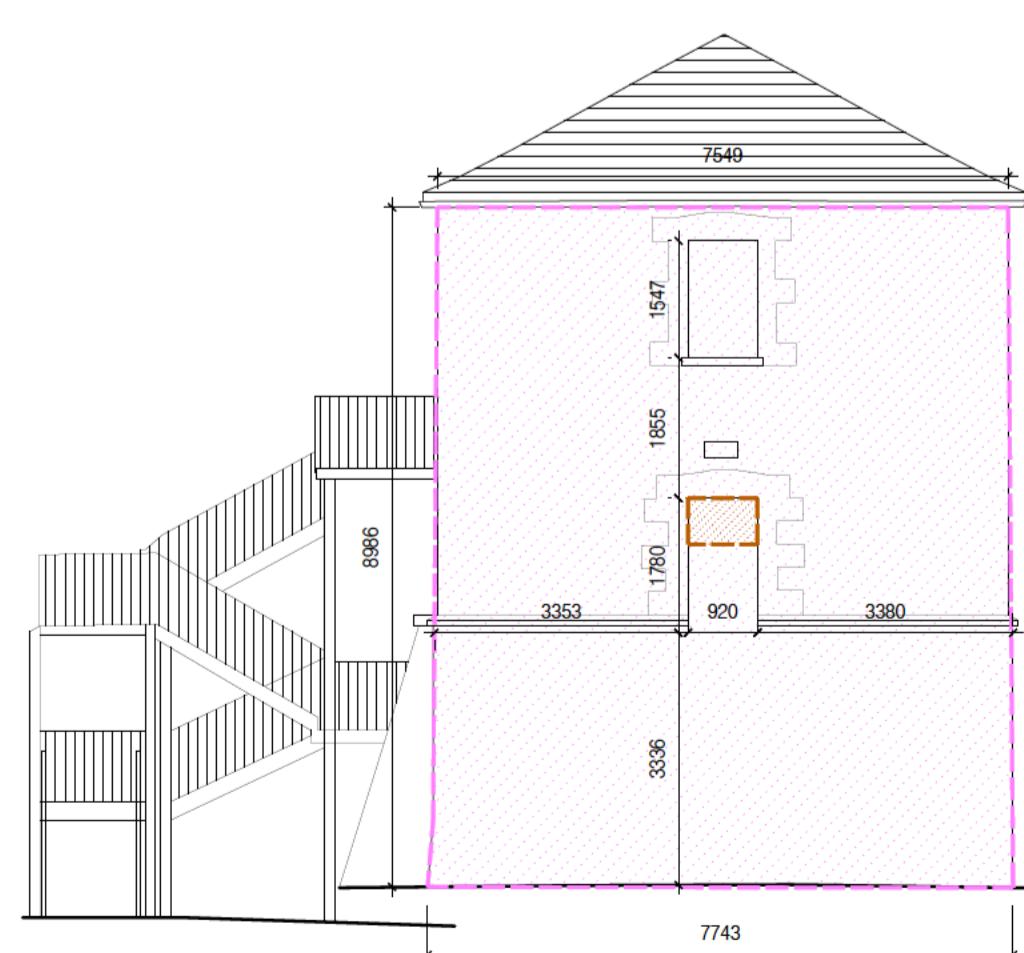
Elevation 3

Scale: 1:100 @



6 Elevation 6

Scale: 1:100 @



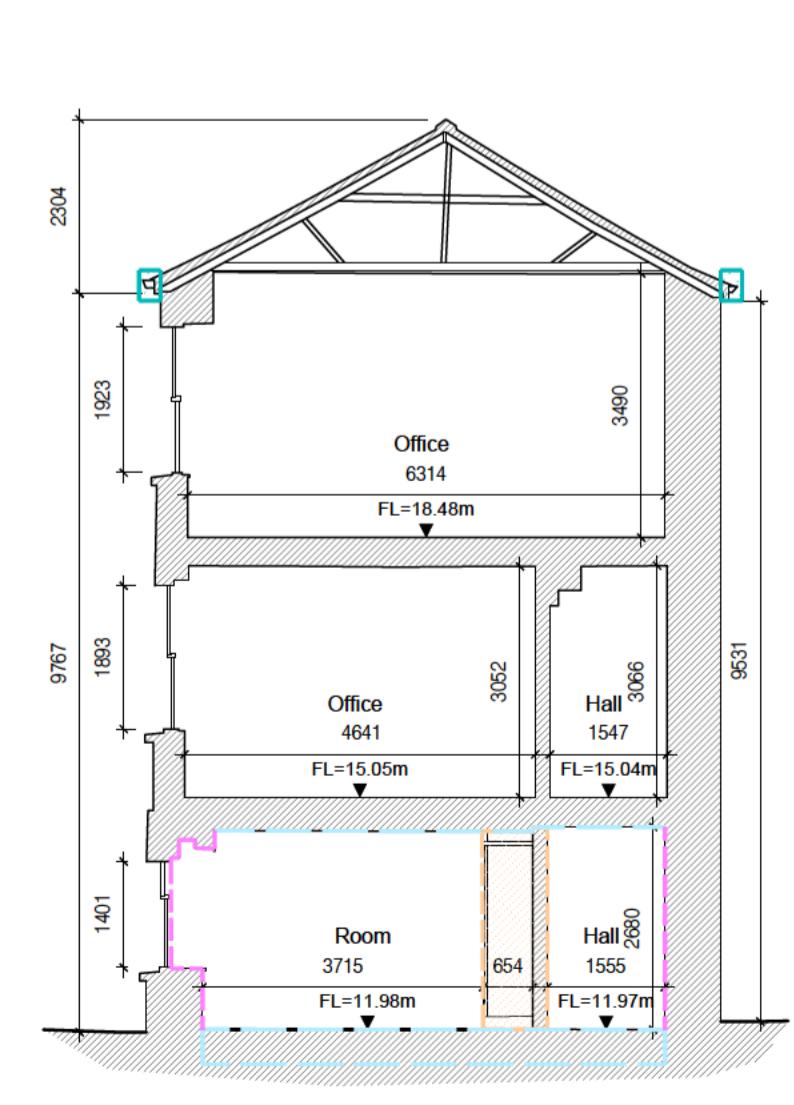
5 Elevation 5

Scale: 1:100 @



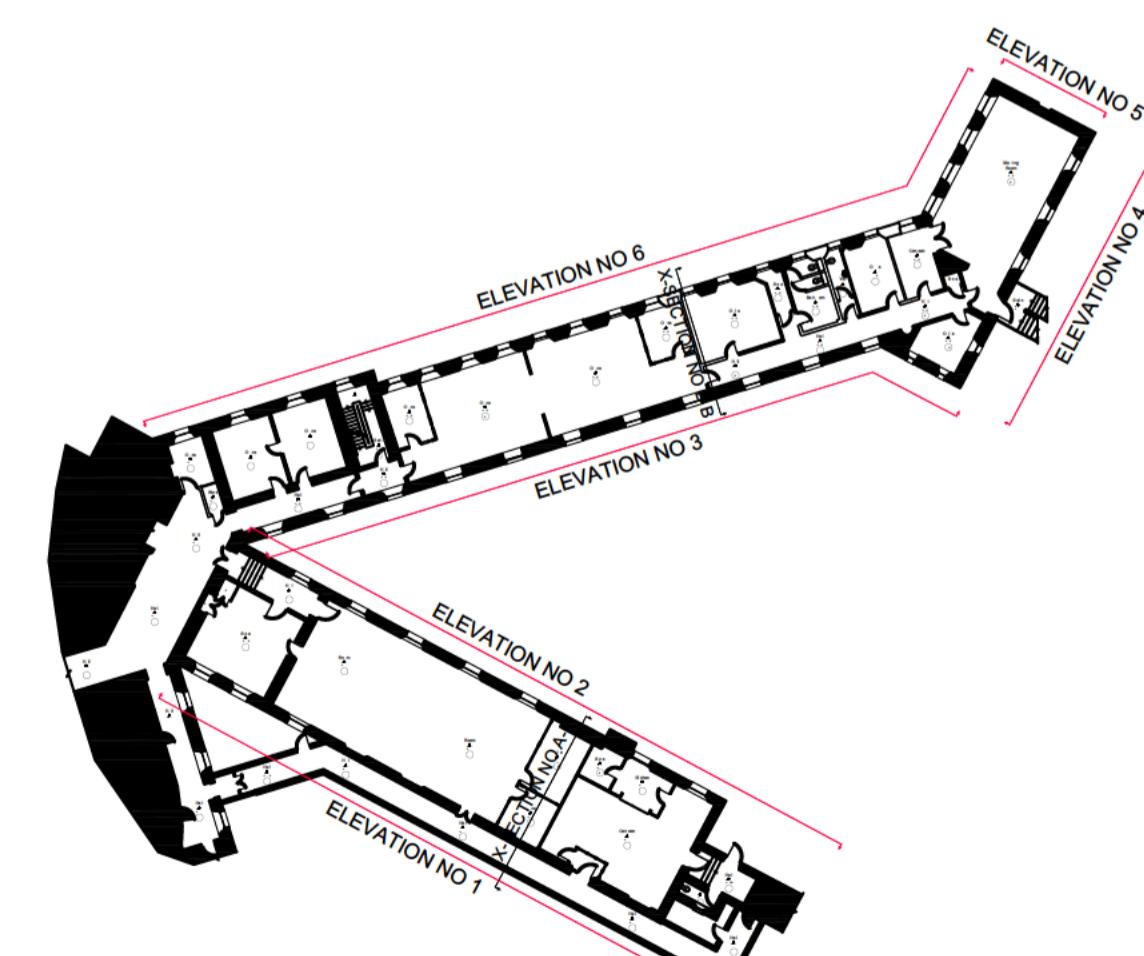
Elevation 4

Scale: 1



Section B-B

Scale: 1:100 @A1



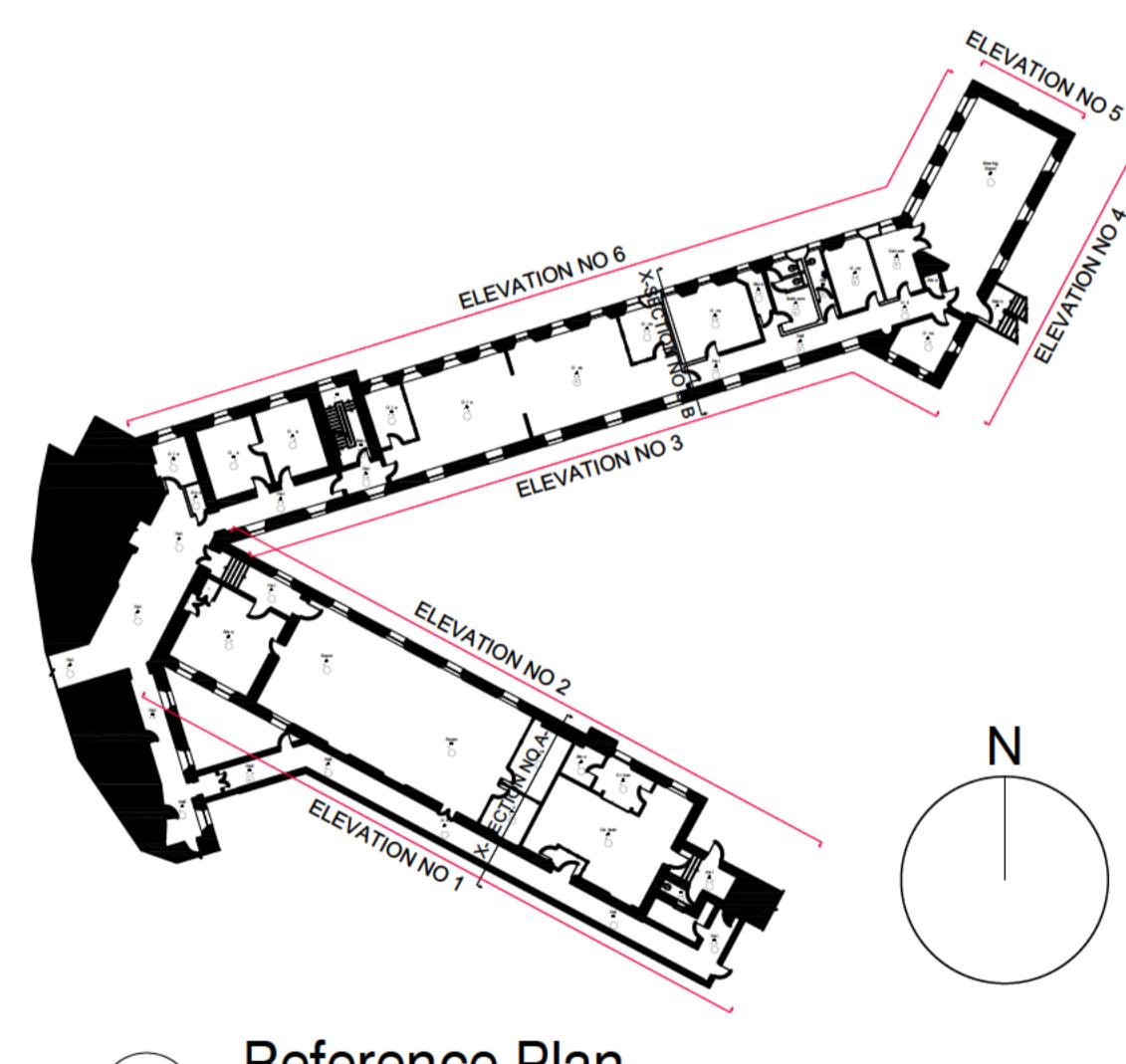
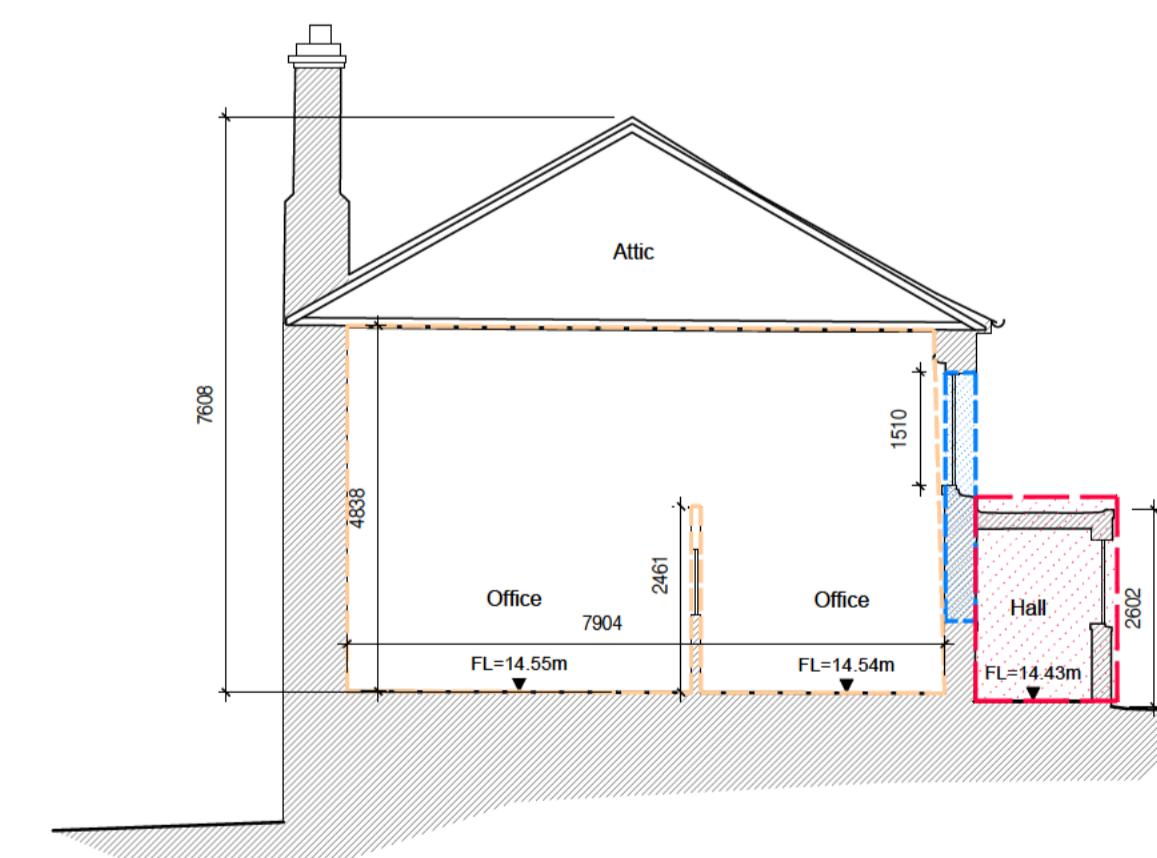
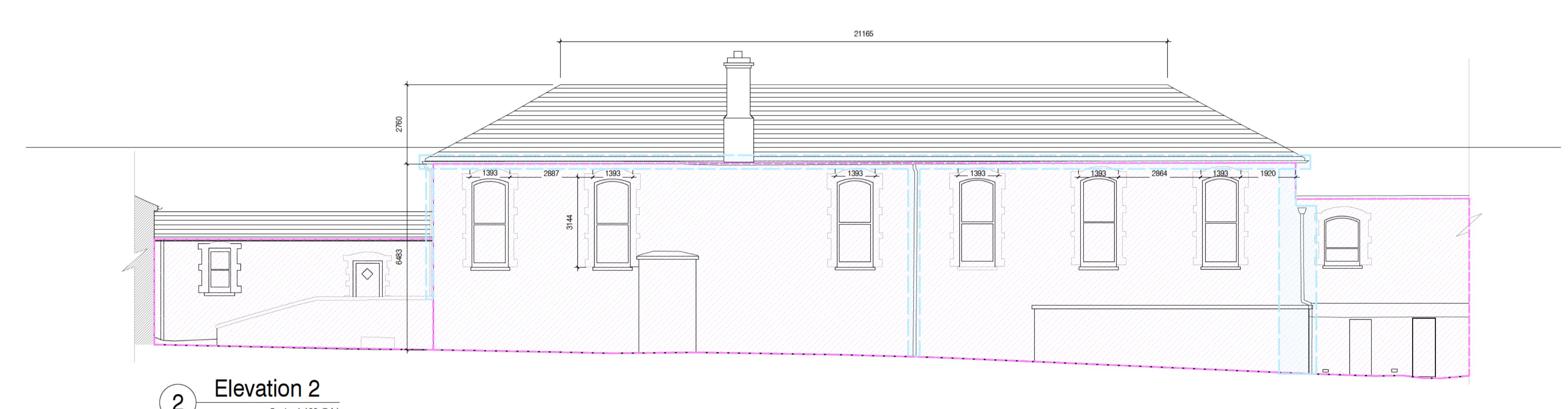
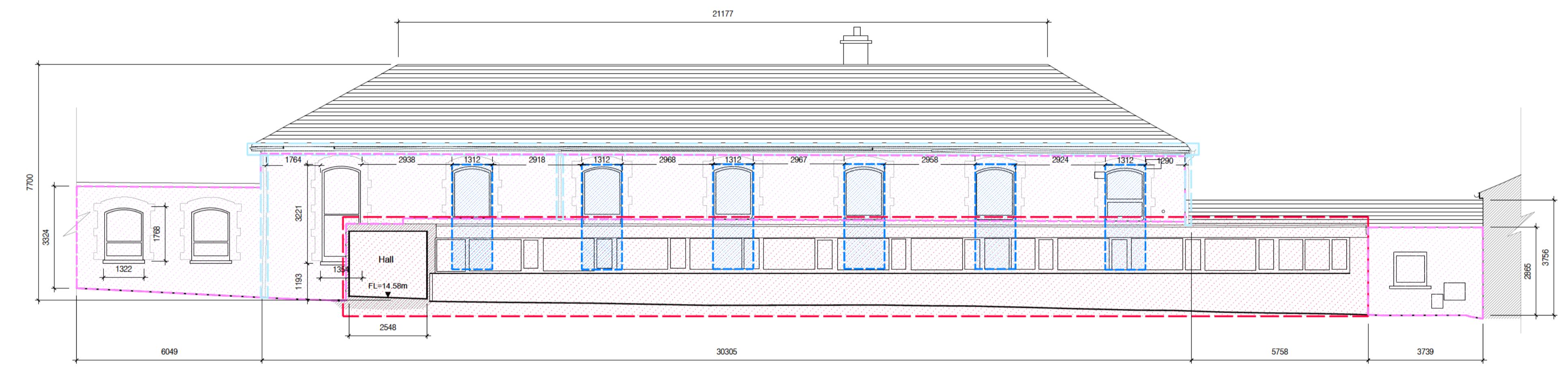
BP Reference Plan

Scale: 1:500 @A1

Revisions:			
01	Issued for Planning	25-08-2025	JR
Rev	Description	Date	By
Project: St. Joseph North East Wing			
Client: HSE			
Title: North East Wing - Section 5 Proposed Works Elevations			
Drawing / Document Name: Project Number Project Phase Element Zone Level Type Originator Role Sheet Number			
3002 XXXX-XX-XX-XX-XXX-XX-COA-AR			0507
Suitability Status : Purpose Code - Description			Revision:
P3 For Statutory Submission			1
Scale @ A1	Drawn:	Checked:	Date:
1:100	Jack Reynolds	John Meehan	25/08/2025

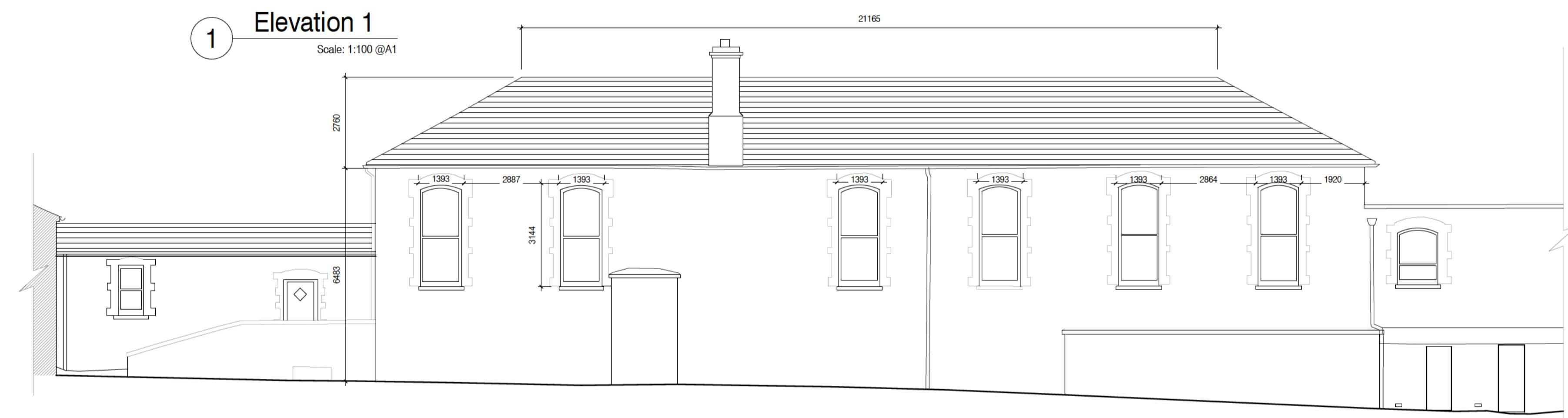
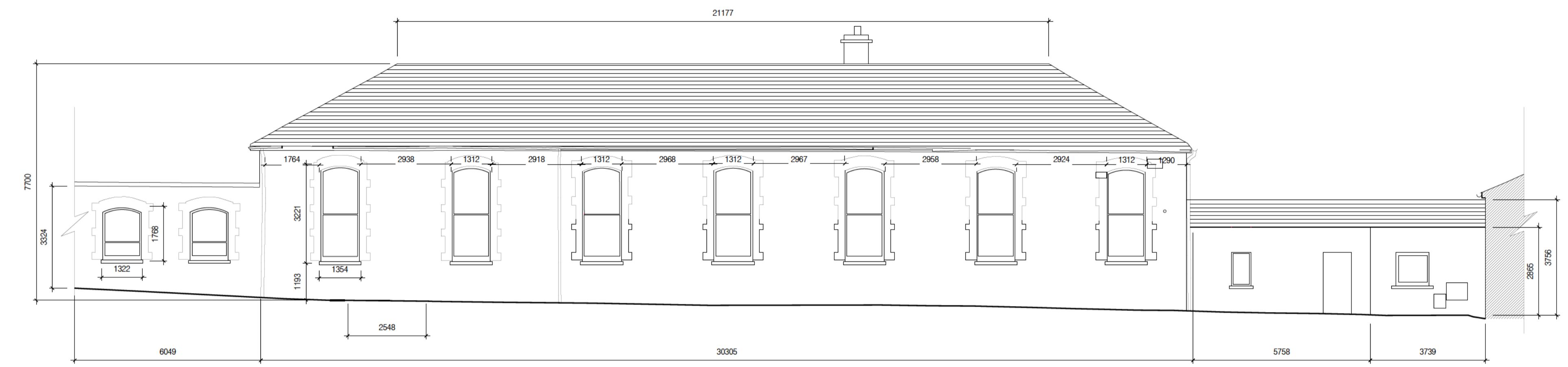
COADY
ARCHITECTS

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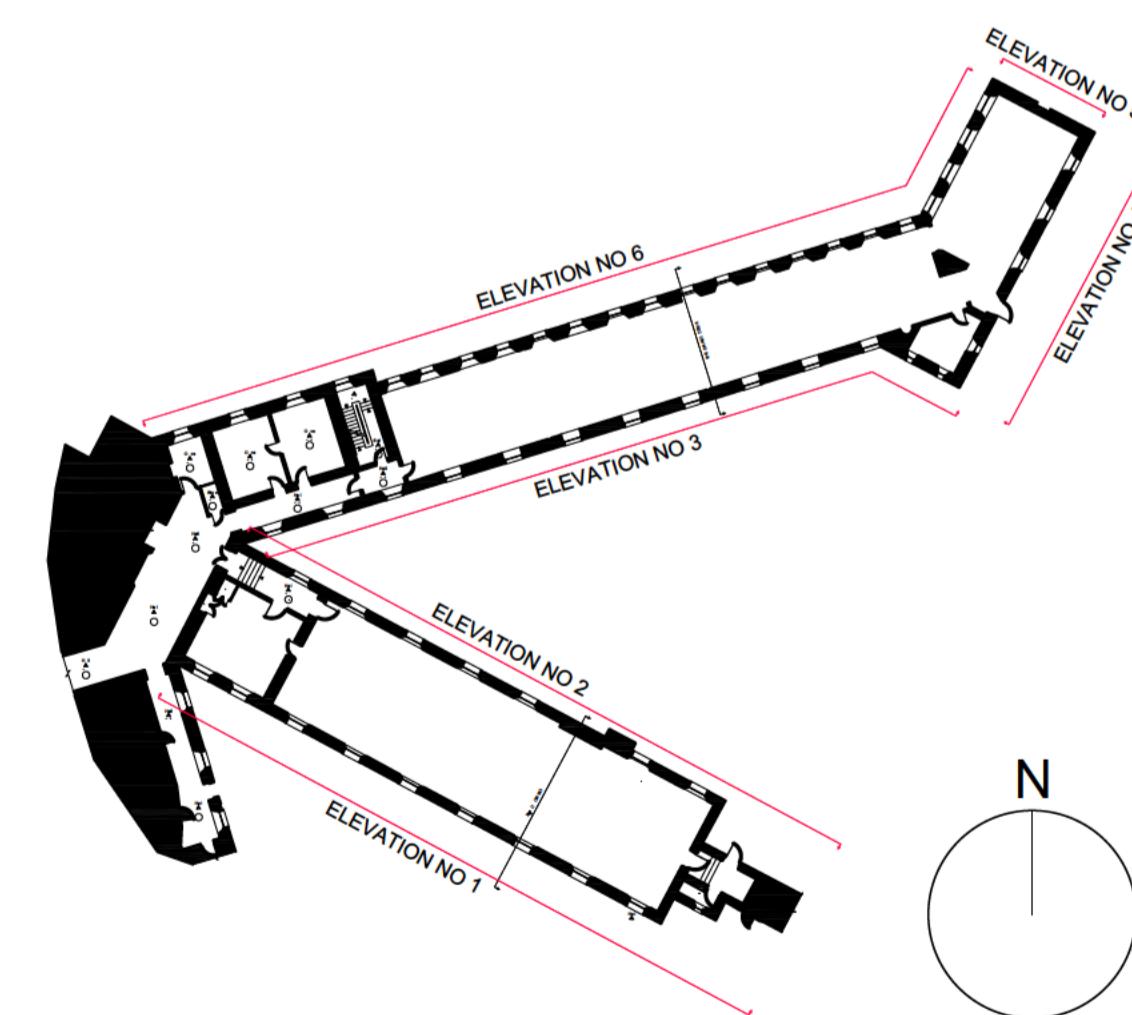
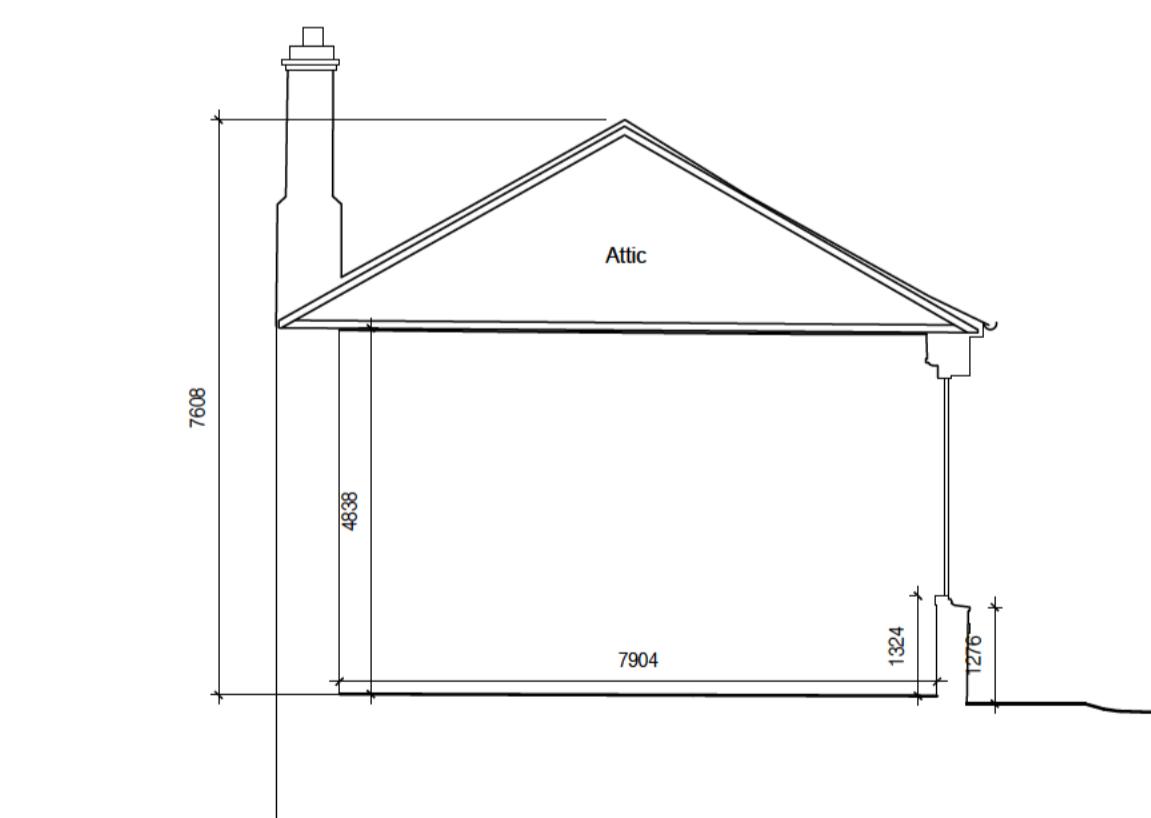
Revisions:					
01	Issued for Planning	25-08-2025	JR		
Rev	Description	Date	By		
Project:	St. Josephs North East Wing				
Client:	HSE				
Title:	Gym Block- Section 5 Proposed Works Elevation				
Drawing / Document Name:	Project Number	Phase	Element	Zone	Level Type
3002 NEW-00-00-02-ZZ-DR-COA-AR-					Sheet Number
					0508
Suitability Status	Purpose Code	Description	Revision:		
P3	For Statutory Submission	1			
Scale @ A1	Drawn:	Checked:	Date:		
1:100	Jack Reynolds	John Meehan	25/08/2025		
COADY ARCHITECTS					
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 unless otherwise noted
 Contractor Design responsibility
 It is noted that there are many elements within the works that require
 contractor design, and will be subject to certification as part of BCAR -
 see Preliminary Inspection Plan for clarity on certification required
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Elevation 2

Scale: 1:100 @A1



Section A-A

Scale: 1:100 @A1

Reference Plan

Scale: 1:500 @A1

Revisions:					
01	Issued for Planning	26-08-2025	JR		
Rev	Description	Date	By		
Project:	St Josephs Northeast Wing				
Client:	HSE				
Title:	Gym Block - Section 5 Updated Elevation				
Drawing / Document Name:					
Project Number:					
Phase:					
Element:					
Zone:					
Level:					
Type:					
Originator:					
Rule:					
Sheet Number:					
3002 XXXX-XX-XX-XX-DR-COA-AR-0509					
Suitability Status:					
Purpose Code:					
Description:					
Revision:					
P03 For Statutory Compliance	1				
Scale @ A1	Drawn:	Checked:	Date:		
1:100	Jack Reynolds	John Meehan	26-08-2025		
COADY					
ARCHITECTS					
Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X3P8					
Unit 6A Oran Point, Main St, Oranmore, Co. Galway, H91 Y36X					
01 407 7000 091 789325 admin@coady.ie www.coady.ie					



APPENDIX B

Schedule of Works

Schedule of Works to Existing Building

PROJS
JOIN
DATE

COADY ARCHITECTS

Resource	By Date	Description	Duration	Proposed Work	Scope + Schedule - Inc. work to be done by others	Planning (Health)	Section 8 (Health)	FSC Gal. Applicable	Region. Guid.	Other
Exterior/Interior		Description	Duration	Proposed Work	Scope + Schedule - Inc. work to be done by others	Planning (Health)	Section 8 (Health)	FSC Gal. Applicable	Region. Guid.	Other
North East Wing - External Envelope										
EE - Roof/Coverings		Repair and replacement of aged/failed slate roofs.	Roof areas: Gables & gable ends, hips, valleys, eaves, soffit, fascia, and rendered chimneystacks.	Areas of cracked or split slates, but every effort will be made to repair rather than replace.	Replace roof. Repair/replaced water infiltration, new for same location.	No	No	No		
		Repair and replacement of aged/failed slate roofs.	Roof areas: Gables & gable ends, hips, valleys, eaves, soffit, fascia, and rendered chimneystacks.	Areas of cracked or split slates, but every effort will be made to repair rather than replace.	Replace roof. Repair/replaced water infiltration, new for same location.	No	No	No		
		Repair and replacement of aged/failed slate roofs.	Roof areas: Gables & gable ends, hips, valleys, eaves, soffit, fascia, and rendered chimneystacks.	Areas of cracked or split slates, but every effort will be made to repair rather than replace.	Replace roof. Repair/replaced water infiltration, new for same location.	No	No	No		
EE - Parapets & Copeings		Granite coping and lead gutters	Granite top copings granular base: Irrigate - clean and repair any existing cracks or joints. Repair/replaced water infiltration, new for same location.	Granite top copings granular base: Irrigate - clean and repair any existing cracks or joints. Repair/replaced water infiltration, new for same location.	Repair/replaced work	NA	NA	NA		
EE - Rainwater Goods		Repair and replacement of original iron cast iron down pipes and iron/brass/bronze downspouts.	Repair and replace any existing or failing pipes with new cast iron galvanised iron.	Repair and replace any existing or failing pipes with new cast iron galvanised iron.	Cast iron galvanised iron.	No	No	No		
		Repair and replacement of original iron cast iron down pipes and iron/brass/bronze downspouts.	Repair and replace any existing or failing pipes with new cast iron galvanised iron.	Repair and replace any existing or failing pipes with new cast iron galvanised iron.	Cast iron galvanised iron.	No	No	No		
EE - External Walls		The entire outer section is defined by a curved corner. The entire outer section is defined by a curved corner. The entire outer section is defined by a curved corner.	External generally in good condition. Sourcing of materials for repair.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
		The entire outer section is defined by a curved corner. The entire outer section is defined by a curved corner. The entire outer section is defined by a curved corner.	External generally in good condition. Sourcing of materials for repair.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
		The entire outer section is defined by a curved corner. The entire outer section is defined by a curved corner. The entire outer section is defined by a curved corner.	External generally in good condition. Sourcing of materials for repair.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
EE - Windows & Doors		External - windows & doors. Gable end original windows and doors. Gable end original windows and doors. Gable end original windows and doors.	External generally in good condition. Condition of the old and robust of the main windows and doors is good. Condition of the old and robust of the main windows and doors is good.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
		External - windows & doors. Gable end original windows and doors. Gable end original windows and doors. Gable end original windows and doors.	External generally in good condition. Condition of the old and robust of the main windows and doors is good. Condition of the old and robust of the main windows and doors is good.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
		External - windows & doors. Gable end original windows and doors. Gable end original windows and doors. Gable end original windows and doors.	External generally in good condition. Condition of the old and robust of the main windows and doors is good. Condition of the old and robust of the main windows and doors is good.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
EE - Draining		Steel grating drainage installed at end of path during survey - no recommended	Condition of drainage.	Cast iron cast iron CPC.	Cast iron cast iron CPC.	No	No	No		
EE - External Services & Piping		External services to connect to external services, consisting of a combination of cast iron pipes.	Condition of piping in use, high enough at end of path.	Condition of piping in use.	Condition of piping in use.	No	No	No		

North East Wing - Lower Ground L

81. Mural Survey	Check is evidence of old, new, old and recent. Mural Survey	Identify details of older images and new	NA	NA	NA		
82. Wall	Check that all pieces appear to be throughly cleaned and washed. Check that all pieces are intact and appear to be no more than 10 years old. Check that all pieces are from debris - located, cleaned up, numbered and stored. Summarizing times, doors and boxes and amounts.	It is a requirement that every piece of debris is washed and cleaned prior to being stored. The cleaning times, doors and boxes should be all agreed by ground condition.	It is a requirement that every piece of debris is washed and cleaned prior to being stored. Please, when possible, to be tested and pack analysis prior to removal.	NA	NA	Testing and strip out of debris.	
83. Floor Debris	Check that all debris is washed and cleaned prior to being stored. Check that all debris is washed and cleaned prior to being stored. Check that all debris is washed and cleaned prior to being stored.	Debris to be washed and cleaned prior to being stored.	Debris to be washed and cleaned prior to being stored.	NA	NA	Debris to be washed and cleaned prior to being stored.	
84. Debris Services & Tools	Check, Debris cleaning sites, areas, where are debris are located, debris removal, debris removal as non original and then location of debris removal, debris removal, debris removal, debris removal and credit history.	Identify all debris services who are cleaning/Debris removal services, debris removal services, debris removal as non original and then location of debris removal, debris removal, debris removal, debris removal and credit history.	Identify all debris services and Debris removal services who are cleaning/Debris removal services, debris removal services, debris removal as non original and then location of debris removal, debris removal, debris removal, debris removal and credit history.	NA	NA	Identify all services and Debris removal services. Once identified, Debris removal services to be paid.	
85. Cleaning	Check that all debris is washed and cleaned prior to being stored. Check that all debris is washed and cleaned prior to being stored. Check that all debris is washed and cleaned prior to being stored.	Debris to be washed and cleaned prior to being stored.	Debris to be washed and cleaned prior to being stored.	NA	NA	Debris to be washed and cleaned prior to being stored.	

—

North East Wing - Upper Ground Level						
81. Metal Survey	Check that Ground Floor, inside & outside, is free from metal. Any metal object such that it is a hazard to the aircraft or to the safety of passengers or crew must be removed.	Notify source of metal ingesta.	NA	NA	NA	
82. Metal	Check that metal parts and plates and any metal ingesta are removed from the aircraft, with chemical wash if required.	This is a hazard to the aircraft in flight.	It is a potential safety hazard to the aircraft and to the passengers and crew. The metal ingesta must be removed.	NA	NA	Testing and in case of metal ingesta, removal.
83. Paint	Use a solvent to remove any paint or staining structures before painting or repainting.	Paint is a good conductor of electricity.	The painting or re-coating of the aircraft is good.	NA	NA	No
84. Ceiling	Check lighting fixtures are the original painted	Ceiling are a good conductor of electricity, with the lighting fixture.	The lighting fixture must be removed.	NA	NA	No

North East Wing - Gym Block						
81. Mould Survey	There is evidence of severe dry rot, wet rot and/or timber decay and significant structural damage to the timber frame. The original timber frame is severely damaged and has been replaced by a modern timber frame.	Damage is present throughout the gym block, located in the main frame and in the floor joists. The damage is widespread due to the damaged floor joists, which have caused significant subsidence and movement of the floor slab.	Identify source of water ingress.	N/A	N/A	N/A
82. Walls	External walls and partitions are non-original. Summertime, doors and window frames are modern timber, doors and window frames are all of modern wood.	At this site the evidence is sparse and largely repeatable and was widely reported from the internal plan. There is no evidence of any original external walls.	It is proposed to carefully remove the external planer where possible and to retain any original walling that is in good condition.	N/A	N/A	Tracing and strip out of failed plaster.
83. Floor Slab	Floor appears to be the original concrete four part slab. There is evidence of significant subsidence and movement of the slab and other foundation work required.	Floor slab is saturated throughout and would require significant remediation to allow reuse.	Proposed to carefully remove existing slab and to replace with a new concrete slab. Future work will include underpinning of the slab.	N/A	N/A	Yes
84. External Services	One borehole to the rear of the proposed gym block which is considered damaged.	There is no evidence of any external services.	At all others evidence of dry and/or wet rot.	N/A	N/A	N/A
85. Ceiling	Using the original garage as a template, a standard suspended ceiling made of perforated sheet metal and gypsum board.	The original garage ceiling is in a generally good condition. Sections of paneling are missing, damaged, and/or displaced.	Proposed ligature for future development. The ceiling is to be removed and replaced to preserve condition.	N/A	N/A	N/A
86. Loft Condition	Using the garage as a template, the original height of the roof is to be maintained. The original roof is to be maintained, as currently exists, and the former underpinning constructed.	The original roof is a timber frame. This is a very heavy load. There is no visible plaster failure.	Removal of original roof to start a load of gym block - along with current roof. The original roof is to be replaced by a modern timber roof system to match the original roof. The original roof is to be removed and replaced by a modern timber roof system to match the original roof.	N/A	N/A	N/A

Schedule of Works to Existing Building

PROJ. NO. 3882
JOB NO. 1882
DATE 18th JUN 1982

COADY ARCHITECTS



APPENDIX C

*Email Correspondence between COADY Architects and LCCC
Conservation Officer dated July 1st 2025*

From: O'Keeffe, Shona
To: John Meehan | COADY
Cc: Ruth McParland | COADY; Jack Reynolds | COADY
Subject: RE: [EXTERNAL]3002-St. Joseph's Hospital_North East Wing and Hammerhead site visit
Date: Tuesday 1 July 2025 17:19:01
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)

Hi John,

See my comments in red below, all subject to works being carried out in accordance with good conservation practice and

Architectural Heritage Protection Guidelines, and supervised by conservation accredited professionals.

Any works, requiring or not requiring planning permission, will be subject to the requirement for appropriate assessment under the Habitats Directive.

I would appreciate if you could also advise the hospital that I am very concerned about the condition of the Chapel building, and that works to prevent water ingress and arrest further decay should be carried out as a matter of urgency. Under Section 58 of the Planning and Development Act owners of protected structures have a duty to protect it from endangerment.

[Planning and Development Act, 2000, Section 58](#)

Shóna O'Keeffe

Executive Architectural Conservation Officer | Public Realm & Heritage | Planning & Place Making Directorate

Limerick City & County Council | Merchants Quay | Limerick V94 EH90

shona.okeeffe@limerick.ie |

From: John Meehan | COADY <jmeehan@coady.ie>

Sent: Monday 30 June 2025 09:36

To: O'Keeffe, Shona <shona.okeeffe@limerick.ie>

Cc: Ruth McParland | COADY <r.mcparland@coady.ie>; Jack Reynolds | COADY <jack.reynolds@coady.ie>

Subject: [EXTERNAL]3002-St. Joseph's Hospital_North East Wing and Hammerhead site visit

Caution: This is an external email and may have a suspicious subject or attached content.

Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Hi Shóna,

Many thanks again for your time last Wednesday afternoon to walk both the North-East Wing / Gymnasium and Hammerhead / Block 6 buildings at St. Joseph's Hospital.

Further to the site walk we set out below works that would be considered exempt from planning, works appropriate to a Section 5 application and works for which Planning permission would be required:

1. Exempt Works

Works which are exempt by virtue of being regular maintenance and repair carried out according to best practice, or works to features not of significance to the heritage value of the structure. These include:

- Cleaning and repainting rainwater goods generally, along with like for like repair / replacement as required to the main NE wing. **Agreed.** Gym block noted as having more significant deterioration of gutters – so that scope would sit as part of Section 5 application. **Acceptable under regular maintenance/repair if replaced on like-for-like basis.**
- Replacement / remediation of slipped or missing slates on a like for like basis along with local repairs to roof flashing etc as required **Agreed**
- Temporary weathering of flat roof link at gymnasium block adjacent to NE wing - so long as temporary proposals do not detract from the character of the structure and are not visible from ground. This will help prevent further deterioration of the building fabric as this area is currently experiencing significant water ingress. **Agreed**
- Repair and painting of historic timber sash windows – including replacement of bottom sill and spliced repairs to external window jamb including parting bead as needed. **Agreed**
- Removal of defunct services / drainage pipework from the facades generally **Agreed** – if the façade beneath requires work to make good, a method statement for the works should be submitted to the Conservation officer.
- Localised re-pointing to façade – suggested on site that lower ground floor would be a suitable extent to target as part of a repair and renewal programme of works
- Provision of French drain to building perimeter to assist rectifying damp issues internally **Agreed**
- Localised internal opening-up to inspect building fabric **Agreed**
- Removal of floor finishes throughout **Agreed where finishes are non-historic**
- Removal of ceiling finishes (where not original) **Agreed**

2. Section 5

Works which may be exempt but require a section 5 process of confirmation. These include:

- Strip out failed lime plaster to facilitate drying out **Agreed** – testing of the plaster and paint analysis (where historic) should be carried out prior to this
- Repair / replacement of rainwater goods to gym block **Agreed** – or under repair/maintenance, as above.
- Removal of internal walls / partitions where it can be demonstrated that they are not part of the original building layout, but later modifications **Agreed**
- Removal of ground floor slab (if not original) **Agreed**
- Removal of modern link corridor to south side of Gym block – along with cement plaster removal, localised repointing and replacement window sashes to match existing (where sill height was previously raised to facilitate link). Noted that existing windows can be used as a template to inform replacement on a like for like basis **Agreed**

3. Planning Permission

A planning application is required for any of the following works:

- External cleaning and full repointing **Could be included in Section 5, if carried out in accordance with good conservation practice etc.**
- Replacement of existing roofs – noting link at gym block in particular given current condition
- Replacement windows – not generally considered applicable here given that existing windows appear sound
- Demolition / alterations to internal layouts to facilitate future fit-out.
- Insertion of structural ties, straps and rods as needed to facilitate reworking of layouts or as determined by structural engineer **Subject to appropriate design and detail**
- Internal removal of plaster to facilitate fabric upgrade works in the form of insulating lime plaster / Diathonite. **Subject to appropriate detailing, particularly around window opes.**
- Removal of any surviving details of heritage value including doors, frames, skirtings, timber linings. **Loss of historic features to be minimised. Subject to recording of all details. A salvage schedule for their re-use should also be included in the application.**
- New services installations (other than surface fixed, reversible installations). **New service installations are acceptable under Section 5 if not chased into historic walls/surfaces, using existing service routes, not creating new notches etc...**
- New extension area to facilitate replacement fire escape stair and new lift installation.

Please let us know if the above is a correct interpretation of your advice during the site visit.

We confirm that a detailed heritage report will be submitted to LCCC in due course accompanied by a Section 5 application for the works outlined above.

We look forward to hearing from you.

Regards

John Meehan
Associate
for

COADY ARCHITECTS

Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8
Unit 8A Oran Point, Main Street, Oranmore, Co. Galway, H91 Y36X
Dublin: 01 407 1700 | Galway: 091 788325 | Mob: 087 9351769
admin@coady.ie www.coady.ie

Our Dublin studio has a new phone number
01 407 1700

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From: O'Keeffe, Shona <shona.okeeffe@limerick.ie>

Job ref: 3002

COADY ARCHITECTS

Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8
Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y36X
01 497 6766 | 091 788 325 | admin@coady.ie | www.coady.ie

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Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no. EC-178-25

Name and Address of Applicant: Health Service Executive,
Holland Road,
National Technology Park,
Co. Limerick, V94 C9T4

Agent: Coady Architects,
Mt. Pleasant Business Centre,
Co. Dublin, D06 X7P8

Location: St. Joseph's Hospital,
Mulgrave Street,
Limerick, V94 C8DV

Description of Site and Surroundings:

The site concerns the north-west wing of St Joseph's Hospital, a protected structure RPS 3257, located on Mulgrave Street in Limerick City. The site

Zoning:

Zoned – City Centre within the Limerick Development Plan 2022 - 2028.

Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development (as per application form):

The development is to combat ongoing damp issues and enable future works for a full refurbishment. Works consist of strip out and removal works of non-original elements including walls/ partitions, plaster and ground slabs in order to assist dry out. Repair and renewal to take place for existing rainwater goods and timber sash windows. It is also proposed to fully repoint and externally clean external wall as the current condition of existing mortar is poor, resulting in points of water ingress. Along the gym block the modern link corridor extension is sought to be removed, enabling works to the original façade currently obstructed.

- Strip out failed lime-plaster
- Removal of non-historic internal walls / partitions
- Removal of non-historic ground floor slab
- Removal of modern link corridor to south side of gym block
- Full re-pointing to facade

This Section 5 declaration includes the following:

- Application Form
- Report prepared by Coady Architects
- Schedule of drawings
- Email correspondence with LCCC Conservation Officer

Planning History:

2460583 – Permission granted to HSE for a new single storey temporary building (787 m²) for the Chronic Disease Management Service, to include entrance foyer, waiting areas, clinical, gym and education rooms along with administration areas. Provision of new set-down and parking areas to tie into existing campus roads infrastructure, 38 no. parking spaces, including 2 no. accessible parking bays, and 22 no. bicycle parking spaces. New drainage connections, attenuation and associated site services. Landscaping, external lighting and all related site development works. The proposed development is within the curtilage of St. Joseph's Hospital, which is a Protected Structure (RPS No. 3363).

2460563 – Permission granted to HSE for a new two storey (2,904 m²) building for the child and adolescent mental health service (CAMHS); to include entrance foyer, waiting area, assessment, therapy / treatment and family rooms along with administration areas associated with the day hospital and outpatient departments, regional headquarter office accommodation and all ancillary spaces and permission for the provision of new access road, to tie into existing campus roads infrastructure, 65 no. parking spaces, including 4 no. accessible parking bays, 4 no. motorcycle parking and 56 no. bicycle parking spaces, new drainage connections (including new foul pumping station), attenuation and associated site services including the provision of a new standalone ESB sub-station. landscaping, boundary treatments, external lighting and all related site development works. The proposed development is within the curtilage of the St. Joseph's Hospital a Protected Structure (RPS No. 3363)

201395 – Permission granted to Tusla, Child & Family Agency for a change of use of the former female observation ward at St. Joseph's Hospital to office use. The existing single storey protected structure building will be internally renovated, altered and refurbished to provide meeting rooms, offices, toilet accommodation and stores. External works include the replacement and repair of external timber sash windows, replacement and repair of existing roofs, gutters and downpipes along with associated site works. The development will be carried out and within the curtilage of the Protected Structure (RPS 257)

17955 – Permission granted to Tusla, Child & Family Agency for the change of use of the former female medical ward at St. Joseph's Hospital to provide a new office headquarters. The existing three storey protected structure building will be internally renovated, altered and refurbished to provide consultation & meeting rooms, offices, stores & a plant room. The existing external steel escape stair will be removed. The replacement of external windows for timber sash windows, replacement and repair of existing roofs, gutters and downpipes with the insertion of new rooflights. The existing roof light over the ground floor corridor will be refurbished. A new double door opening will be provided within the wall of the proposed plantroom with a zinc roof box replacing the rooflight. The application also includes for the construction of new three storey extension which will be connected to the existing protected structure on the north-east side. On the ground floor the extension will contain an entrance lobby, reception & public toilets; on the first floor it will contain a staff canteen, office space, toilets & balcony. A new staircase and lift will be included serving the three floors. The extension will be clad in fibre cement cladding panels, white render, frameless & curtain wall glazing the latter incorporating glass fins. The site works will include the provision of 25 no. Car parking spaces, bicycle stand, internal roads, pathways, landscaping, external sculptures and associated drainage. The development will be carried out to & within the curtilage of the Protected Structure (RPS 257)

17849 – Permission granted to HSE for a change of use from medical to office use at the former St. Brendan's ward. This application includes for the provision of office accommodation, meeting rooms, filing, toilet accommodation, canteen and reception area. The replacement of external windows for timber sash windows, replacement and repair of existing roofs and elevational alterations to include for stone cladding to the single storey existing brick extension and ancillary works both above and below ground. The site is a protected structure.

05770393 – Permission granted to HSE for the provision of a pedestrian access gate within the

railings of the vehicular access gate. Also for the ensuing required alterations to the existing paviors, and provision of handrails as necessary. This is a protected structure.

05770017 – Permission granted to Mid Western Health Board, for a change of use in a zoned residential area from a Church to Office Use to the existing deconsecrated St. Joseph's Chapel, a proposed protected structure. The works comprise conservation/restoration of the building as a protected structure, repairing and reinstating the cast-iron windows, reinstating the roof fabric, introducing interior glazed partitions around the former Sanctuary, and converting the interior to open plan office space with Tea Station, two WC's with consequential upgrading of the fabric, services and finishes.

Derelict Site Register

N/A

Enforcement History

N/A

Relevant An Bord Pleanála referrals

N/A

Assessment

Is the proposal development?

Under Section 3(1) of the Planning and Development Act 2000 (as amended), “development” is defined as:

“The carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”

The proposed works — including the removal of non-original partitions, plaster, and slabs; repointing; and removal of a modern corridor — constitute “works” under the Act. Therefore, the proposal is development.

Is the proposal exempted development?

Under Section 4(1)(h) of the Act:

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures.”

However, as the subject site is a Protected Structure (RPS Ref. 3257), Section 57(1) of the Act applies:

“Notwithstanding section 4(1)(h), the carrying out of works to a protected structure shall be considered development and shall not be exempted development unless the works would not materially affect the character of the structure or any element of the structure which contributes to its special interest.”

The works proposed have been assessed in detail in the Architectural Heritage Impact Assessment and have been reviewed by the LCCC Conservation Officer. The Conservation Officer has confirmed that the works — subject to being carried out in accordance with good conservation practice — do not materially affect the character of the protected structure and are therefore exempted development.

The following works are considered exempted development under Section 5:

- Strip out of failed lime plaster (non-original and deteriorated);

- Removal of non-historic internal partitions;
- Removal of non-historic ground floor slab;
- Removal of modern link corridor to the Gym Block;
- Full repointing and external cleaning of the façade using lime-based mortar.

These works are restorative in nature and aim to stabilise and preserve the building fabric, enabling future fit-out works. They do not involve the removal of any elements of architectural significance and are supported by conservation best practice as agreed by Conservation Officer.

Article 9 Restrictions

The proposed development is not restricted by any of the restrictions in Article 9 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). Overall, it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not necessary (See appendix 1 for AA Screening Form).

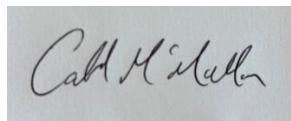
Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City and County Council (see Appendix 2). Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

Conclusion/Recommendation

I considered that the following works are development and **are exempted development** under Section 4(1)(h) and 57 of the Planning and Development Act 2000 (as amended):

- Strip out of failed lime plaster;
- Removal of non-historic internal walls and partitions;
- Removal of non-historic ground floor slab;
- Removal of modern link corridor to the south side of the Gym Block;
- Full repointing and external cleaning of the façade using lime-based mortar.



Cathal McMullan
Assistant Planner

Date 15/09/2025



Agreed _____

Barry Henn
A/Senior Planner

Date: 19/09/2025

Appendix 1- AA Screening examination
AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
a. File Reference No:	EC-178-25
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether the strip-out of failed lime plaster, the removal of non-historic internal walls and partitions, the removal of a non-historic ground floor slab, the demolition of a modern link corridor to the south side of the gym block, and the full repointing and external cleaning of the façade using lime-based mortar is or is not exempted development.
c. Brief description of site characteristics:	The site is St. Joseph's Hospital complex, located on Mulgrave Street, Limerick. It includes the Northeast Wing and Gym Block, both of which are Protected Structures (RPS Ref. 3257).
d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
e. Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165	Lower River Shannon SAC National Parks & Wildlife Service (npws.ie)	1300m	N	N
004077	River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service	1450m	N	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² if the site or part thereof is within the European site or adjacent to the European site, state here

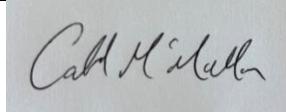
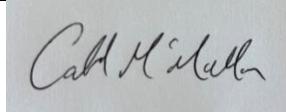
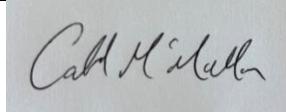
STEP 3: Assessment of Likely Significant Effects	
a. Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts: Construction phase e.g • Vegetation clearance • Demolition	Possible Significance of Impacts: (duration/Magnitude etc) The proposed works are minor, restorative, and confined to existing structures. They are not expected to result in any significant impacts on the conservation objectives of nearby European sites.

<ul style="list-style-type: none"> • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	
Operation phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g collision risk) • Potential for accidents or incidents 	The proposed works are minor, restorative, and confined to existing structures. They are not expected to result in any significant impacts on the conservation objectives of nearby European sites.
In-combination/Other	The proposed works are minor, restorative, and confined to existing structures. They are not expected to result in any significant impacts on the conservation objectives of nearby European sites.

b. Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	The proposed works are minor, restorative, and confined to existing structures. They are not expected to result in any significant impacts on the conservation objectives of nearby European sites.

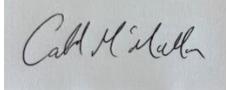
c. (Are '<i>mitigation</i>' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

STEP 4: Screening Determination Statement
The assessment of significance of effects:

Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives																				
<p>On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:</p> <ul style="list-style-type: none"> • the nature and scale of the proposed development on fully serviced lands, • the intervening land uses and distance from European sites, • the lack of direct connections with regard to the Source-Pathway-Receptor model, <p>it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives. An appropriate assessment is not, therefore, required.</p>																				
Conclusion: AA Screening is not required.																				
<table border="1"> <thead> <tr> <th></th> <th>Tick as appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>i. It is clear that there is no likelihood of significant effects on a European Site</td> <td><input checked="" type="checkbox"/></td> <td>The proposal can be screened out: Appropriate Assessment not required.</td> </tr> <tr> <td>ii. It is uncertain whether the proposal will have a significant effect on a European Site</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> <tr> <td>iii. Significant effects are likely</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> <tr> <td>Signature and Date of Recommending Officer:</td> <td colspan="2">  Cathal McMullan Assistant Planner 15/09/2025 </td> </tr> <tr> <td>Signature and Date of the Decision Maker:</td> <td colspan="2">  Barry Henn, A/Senior Planner 19/09/2025 </td> </tr> </tbody> </table>				Tick as appropriate:	Recommendation:	i. It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.	ii. It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission	iii. Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission	Signature and Date of Recommending Officer:	 Cathal McMullan Assistant Planner 15/09/2025		Signature and Date of the Decision Maker:	 Barry Henn, A/Senior Planner 19/09/2025	
	Tick as appropriate:	Recommendation:																		
i. It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.																		
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Signature and Date of Recommending Officer:	 Cathal McMullan Assistant Planner 15/09/2025																			
Signature and Date of the Decision Maker:	 Barry Henn, A/Senior Planner 19/09/2025																			

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC-178-25	
Development Summary:	This is an application requesting a Section 5 Declaration on whether the strip-out of failed lime plaster, the removal of non-historic internal walls and partitions, the removal of a non-historic ground floor slab, the demolition of a modern link corridor to the south side of the gym block, and the full repointing and external cleaning of the façade using lime-based mortar is or is not exempted development.	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No. Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes, specify class: [insert here] _____		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here] _____		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is sub-threshold: [insert here] _____		Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required

Signature and Date of Recommending Officer:	 <hr/> Cathal McMullan Assistant Planner 15/09/2025
Signature and Date of the Decision Maker:	 <hr/> Barry Henn, A/Senior Planner 19/09/2025



Comhairle Cathrach
& Contae Luimnígh
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnígh
Bothar Thuar an Daill
Tuar an Daill, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

**Health Service Executive,
c/o Coady Architects,
Mt. Pleasant Business Centre,
Co. Dublin.
D06 X7P8**

EC/178/25

22 September 2025

Re: Declaration under Section 5

Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,

**(for) Senior Planner,
Development Management**

Tuar an Daill, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/1028

File Ref No. EC/178/25

SUBJECT: Declaration under Section 5.
Planning and Development Act 2000 as amended
Planning and Development Regulations 2001 as amended

RE: A strip out failed lime-plaster, removal of non-historic internal walls partitions & ground floor slab, removal of modern link corridor to south side of gym block & full re-pointing to façade at St. Joseph's Hospital, Mulgrave Street, Limerick.

ORDER: Whereas by Director General's Order No. DG/2024/129 dated 15th September 2025, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Barry Henn, A/Senior Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Barry Henn, A/Senior Planner, having considered the report and recommendation of Cathal McMullan, Assistant Planner dated 15/09/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Health Service Executive, c/o Coady Architects, Mt. Pleasant Business Centre, Co. Dublin to state that the works as described above is

Development and is Exempt Development.

Signed

B. Henn

A/SENIOR PLANNER, PLANNING & PLACE-MAKING

Date

22/09/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1028 dated *22/09/2025*, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

B. Henn

A/SENIOR PLANNER, PLANNING & PLACE-MAKING



SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/178/25

Name and Address of Applicant: Health Service Executive, Holland Road, National Technology Park, Co. Limerick.

Agent: Coady Architects, Mt. Pleasant Business Centre, Co. Dublin

Whether the strip out failed lime-plaster, removal of non-historic internal walls, partitions & ground floor slab, removal of modern link corridor to south side of gym block & full re-pointing to façade at St. Joseph's Hospital, Mulgrave Street, Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 27th of August 2025.

AND WHEREAS the Planning Authority has concluded that the strip out failed lime-plaster, removal of non-historic internal walls, partitions & ground floor slab, removal of modern link corridor to south side of gym block & full re-pointing to façade at St. Joseph's Hospital, Mulgrave Street, Limerick **DOES** come within the scope of exempted development under Section 4(1)(h) and 57 of the Planning and Development Act 2000 (as amended): See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development**.

Signed on behalf of the said Council

Date: 21/9/25

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Bord Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.