

## Memo

**To:** John Moran, Mayor.

**From:** Nuala O'Connell, Senior Planner, Development Management

**Date:** 31/03/2026

**Re:** Part 8 proposal, Reference PT8LL329– The development will consist of: (i) Extension and renovation of the existing single-storey Kings Island Youth & Community Centre building (232 sqm) comprising alterations and extensions including an additional storey at first floor level and new roof structure. The extended building floor area of 911 sqm (gross internal floor area) shall comprise at ground floor level: a community café and servery area, multi-purpose sports hall, office and meeting/training room accommodation and at first floor level further office and meeting/training room accommodation in addition to ancillary toilet, circulation, storage and plant spaces at both ground and first floor levels. The proposed new roof structure shall incorporate roof lights over the community café, multi-purpose sports hall and first floor level circulation spaces. (ii) Public realm works at Verdant Place comprising a mixture of soft and hard landscaped areas including 4no. car parking spaces and 1no. loading bay on Verdant Place. (iii) A new multi-use games area (250sqm) to the north of the community centre building and adjoining the existing playground on St. Ita's Street. (iv) All associated site development works, services, piped infrastructure and ducting, changes in level, site landscaping and all associated development and excavation works above and below ground.

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Dear Mayor,

Please find attached for your consideration report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a proposal for the extension and renovation of the existing single storey Kings Island Youth & Community Centre building at King's Island Youth & Community Centre, Verdant Place, Castle Street, Limerick V94 N996.

The proposal prepared by the Regeneration, Sports, and Recreation Directorate has been evaluated taking into consideration all submissions received. It is concluded that the proposed development is in accordance with the objectives of the Limerick Development Plan 2022 – 2028, and the proper planning and sustainable development of the area.

It is recommended that the proposed development should be proceeded with as proposed to the Elected Members of Limerick City & County Council.

**Signed:**



**Ella O'Brien, Executive Planner**



**Signed:** \_\_\_\_\_

**Gráinne O’Keeffe, Senior Executive Planner**



**Signed:** \_\_\_\_\_  
**Nuala O’Connell, Senior Planner, Development Managment,**

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

**Re: Part 8 Proposal for the following:**

The development will consist of: (i) Extension and renovation of the existing single-storey Kings Island Youth & Community Centre building (232 sqm) comprising alterations and extensions including an additional storey at first floor level and new roof structure. The extended building floor area of 911 sqm (gross internal floor area) shall comprise at ground floor level: a community café and servery area, multi-purpose sports hall, office and meeting/training room accommodation and at first floor level further office and meeting/training room accommodation in addition to ancillary toilet, circulation, storage and plant spaces at both ground and first floor levels. The proposed new roof structure shall incorporate roof lights over the community café, multi-purpose sports hall and first floor level circulation spaces. (ii) Public realm works at Verdant Place comprising a mixture of soft and hard landscaped areas including 4no. car parking spaces and 1no. loading bay on Verdant Place. (iii) A new multi-use games area (250sqm) to the north of the community centre building and adjoining the existing playground on St. Ita's Street. (iv) All associated site development works, services, piped infrastructure and ducting, changes in level, site landscaping and all associated development and excavation works above and below ground at King's Island Youth & Community Centre, Verdant Place, Castle Street, Limerick V94 N996.

**1.0 Introduction**

This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended), and Part 8 of the Planning & Development Regulations 2001 (as amended).

**2.0 Description of the nature and extent of the proposed development**

The proposed development will consist of

- (i) Extension and renovation of the existing single-storey Kings Island Youth & Community Centre building (232 sqm) comprising
  - alterations and extensions including an additional storey at first floor level and new roof structure.
  - The extended building floor area of 911 sqm (gross internal floor area) shall comprise at ground floor level:
    - a community café and servery area,
    - multi-purpose sports hall,
    - office and meeting/training room accommodation and

- at first floor level further office and meeting/training room accommodation in addition to ancillary toilet, circulation, storage and plant spaces at both ground and first floor levels.
- (ii) Public realm works at Verdant Place comprising a mixture of soft and hard landscaped areas including 4no. car parking spaces and 1no. loading bay on Verdant Place.
  - (iii) A new multi-use games area (250sqm) to the north of the community centre building and adjoining the existing playground on St. Ita's Street.
  - (iv) All associated site development works, services, piped infrastructure and ducting, changes in level, site landscaping and all associated development and excavation works above and below ground.

The application site is located on the western edge of Kings Island and comprises the existing Kings Island Community Centre along with portions of the wider public realm including the vacant green space to the east and the public path along Verdant Place. The overall site area measures circa 0.264 ha in size. The current community centre is bounded by an existing public river walk on the River Shannon banks to the west, a private creche facility to the north, an open green space and new public playground to the east and Verdant Place to the southeast.



Figure 1: Site location map



Figure 2: Photograph of King's Island Community Centre

## 2.1 Public Consultation:

The plans and particulars were placed on public display from the 18<sup>th</sup> of December 2025 up to and including 26<sup>th</sup> of January 2026. Submissions and observations were invited up to the 9<sup>th</sup> of February 2026.

## 3.0 Submissions with respect to the proposed development

One third party written submission/observation was received and three statutory body submission/observations were received and a summary of the issues raised in each are listed below:

No.	Name
1.	Ciara Kane. – Submission received 09/02/2026 Northside Family Resource Centre, Ballynanty, Limerick
<b>SUB 1 Ciara Kane</b>	
<b>Submission Summary:</b> I wish to object to elements of the proposed King's Island Community Centre redevelopment on the basis that the planning drawings do not reflect the legally	

registered Land Registry (Land-Direct) boundary of the Riverside Early Years Service. Several areas within our leasehold—particularly the land required for our planned childcare extension and the safeguarding buffer around the building—are either omitted or shown as part of the Community Centre Project. In addition, part of our registered site was previously encroached upon during playground works, reducing essential circulation and development space. Any further loss or reallocation of our leasehold area would directly limit our ability to meet necessary requirements and expand childcare places in a community with significant need. I respectfully request that the Planning Authority ensure the registered boundary is correctly applied, that all anomalies are regularised, and that no part of the Early Years Service site is reduced or reassigned as part of this development. Please see document attached for a more in-depth outline of Northside FRC's concerns regarding the proposal.

**Mayors Response**

All lands shown within Site Plan 1:500, Drawing no. 2423/PA/901/A Part 8 Red Line Boundary (Ref. Appendix A) are within the ownership of Limerick City and County Council.

**Submission from Statutory Bodies:**

No.	Name
1.	HSE – Date received 21/01/2026 HSE C/O Siobhan Horgan, HSE, 2 <sup>nd</sup> Floor, Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick, V94 NPE0
2.	Uisce Eireann – Date received 03/02/2026 Uisce Eireann, PO Box 448, South City, Delivery Office, Cork City.
3.	Department of Housing, Local Government and Heritage – Date Received 09/02/2026

**SUB (1): HSE**

**Submission Summary:**

1. In the event of planning permission being granted the Applicant shall be informed that the food premises operating within the confines of the above location must comply with the requirements of the EC (Hygiene of Foodstuffs) Regulations 2006 & 2009 and Regulations (EC) No. 852/2004 Hygiene of Foodstuffs. Consultation with the Environmental Health Office shall be carried out prior to commencement of building works to the food service facilities, equipment and services. Equipment legend and zoning shall be indicated on the plan.

**Mayors Response**

LCCC meeting with HSE on 25/02/2026. Note in relation to compliance with EC (Hygiene of Foodstuffs) Regulations 2006 & 2009 and Regulations (EC) No. 852/2004 Hygiene of Foodstuffs agreed. Equipment legend and zoning plan for kitchen will be provided to HSE at detail design development stage

2. Staff sanitary accommodation has not been identified. The layout plan shall be amended taking this into account.

**Mayors Response**

Layout plan will be amended to accommodate separate staff WC.

The Regeneration Directorate and John O'Sullivan, LICP Manager (Community Centre operator) met with Siobhan Horgan SEHO and Luke Toland HSE in person on the 25<sup>th</sup> of February 2026 in the Roxboro LCCC office to address HSE Part 8 submission

Note it is agreed that the proposed Community Centre layout has capacity to address items raised in HSE submission. LICP also committed to following up directly with the HSE to ensure the layout progresses as per HSE requirements.

3. A cleaning store has not been identified on the drawing and shall be provided for the storage of cleaning materials and equipment. A separate sluice sink shall be provided in this area. This store shall be ventilated to the external air.

**Mayors Response**

Layout plan will be amended to accommodate a cleaning store with separate Sluice Sink. The store will be located adjacent to an external wall to allow for it to be ventilated to the external air.

Note it is agreed that the proposed Community Centre layout has capacity to address items raised in HSE submission. LICP also committed to following up directly with the HSE to ensure the layout progresses as per HSE requirements.

4. Changing facilities have not been indicated for staff i.e. locker room. This shall be indicated on the plan

**Mayors Response**

Layout plan will be amended to accommodate room for staff changing and lockers

Note it is agreed that the proposed Community Centre layout has capacity to address items raised in HSE submission. LICP also committed to following up directly with the HSE to ensure the layout progresses as per HSE requirements.

- Detailed specifications in respect of proposed natural and mechanical ventilation systems throughout the development are requested. Adequate ventilation must be provided to introduce clean fresh air and remove heat and foul air thus maintaining a comfortable environment for staff and patrons and a safe environment for food preparation. The following rates are recommended.

Food preparation only	6 air changes per hour
Food preparation, wash up and / or server areas (with heat emitting appliances)	10-20 air changes per hour
Staff facilities	Up to 5 air changes per hour
Toilets	Up to 3 air changes per hour (extract)
Lobbies	Up to 2 air changes per hour (intake)

**Mayors Response**

This item will be worked through at detail design stage.

- All connections to the foul sewer must be made in accordance with Local Authority requirements

**Mayors Response**

Noted and agreed

- All water connections to the main water supply must be carried out in accordance with the Local Authority requirements. All connections to kitchen sinks and drinking water points must come directly from the rising main.

**Mayors Response**

Noted and agreed

**SUB (2): Uisce Eireann**

**Submission Summary:**

- The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network and adhere to the standards and conditions set out in that agreement

**Mayors Response**

Noted

2. Uisce Éireann cannot guarantee a flow rate to meet the fire flow requirement. To guarantee a flow to meet the Fire Authority requirements the applicant/ developer shall provide adequate fire storage capacity within the proposed development

**Mayors Response**

*Fire Water to be provided as required to comply with the requirements of Part B and is to be addressed through the Fire Safety Certificate process. Should supplementary storage be required, this is to be provide in accordance with TGD B 2024 and subject to agreement with the Fire Officer*

All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice. Noted.

3. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice

**Mayors Response**

Noted

4. Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries\*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure\*\*.
5. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

**Mayors Response**

Noted. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

**SUB (3): Department of Housing, Local Government and Heritage**

**Submission Summary:**

### 1. Nature Conservation

The proposed area of the site is within an area that would be highly sensitive to water quality issues, as it is in close proximity of the Lower River Shannon SAC. Any proposed works within this area could have a negative impact on water quality in the area. Ensure watercourse mitigation measures are undertaken to prevent runoff during works to the adjacent SAC. Standard best practice construction measures such as water quality, and or pollution measures need to be adhered to during all construction phases.

### Mayors Response

Such measures are outlined in the Construction Environmental Management Plan (CEMP) included in the project documentation, and include in particular the following points:

- The manhole at the location of the exit of the site (in this case, surface water/storm water outfall) will be blocked during construction to avoid sedimented water being released from the site.
- Preparation of construction method statement to be submitted to LCCC prior to site works commencing.
- Measures pertaining to the location and set up of the site compound. The site compound is to be situated at least 15m from the river. Potential pollutants will be stored within the compound inside a bunded storage area.
- Water quality measures for the prevention of watercourse pollution, spill prevention, and safe concrete management.
- Surface water runoff will not be allowed to drain directly to the River Shannon or any drainage infrastructure without first passing through a treatment train. The treatment train will consist of a settlement tank or settling pond with a filter drain at its outfall.
- Groundwater will be handled on site as per CIRIA guidelines 1 2 3

2. Should ground works include the alteration or removal of hedgerows/vegetation on site, this is to be undertaken outside of the bird nesting season 1st March to 31st of August.

The new building, if possible, should incorporate the provision of swift nest boxes either recessed into the new building or externally on the wall. A caller will also be required (plus a licence from the National Parks and Wildlife Service of this Department). This work should be carried out under the guidance of a suitably qualified ornithologist. A minimum provision of 12 nest sites should be allowed for. The part of the building which is two storey (or higher, not less than 5m above the ground) offers an excellent opportunity to facilitate swift nest sites and thereby expand the existing swift colony.

Swifts are Red-listed Birds of Conservation Concern in Ireland (Gilbert, Stanbury & Lewis, 2021), the Countryside Bird Survey having shown a 57% decline in their breeding population over 18 years, with similar losses in breeding distribution of almost 53% since the start of the survey (Lewis et al., 2019). Swift populations continue to decline, this decline

being among the greatest of all species monitored (Crowe et al., 2017). Swifts are also listed on the European Red List of Birds as Near Threatened due to declining populations in Europe (BirdLife International, 2021).

The loss of available nest sites due to renovations of old buildings and modern building techniques restricting the availability of nest cavities are both believed to be significant contributory factors to this observed decline. Swifts will nest in artificial nest boxes. The recommended nest box for use in new builds is the Woodstone "Build-in Swift Nest Box Deep" (Huxley, 2021). Additional information in relation to locating and erecting swift artificial nests can be found at Swift Conservation Irelands website, at

<https://www.swiftconservation.ie/wp-content/uploads/2021/12/Booklet-Building-Next-Boxesinto-Walls-PDF.pdf> and at <https://birdwatchireland.ie/publications/saving-swifts-guide/>.

Alternatively local Conservation Ranger Emma Condon (+353 86 8131821) can be contacted.

### **Mayors Response**

We welcome the DAU response in relation to Swift Nest Sites. The bird survey report (as per surveys in 2025(Ref Appendix.B)) had included provision for nesting boxes for species already recorded in the area including House Sparrows. The provision for Swift Nest Sites is welcomed. At least twelve artificial nest boxes such as that recommended in the letter (Build-in Swift Nest Box Deep)<sup>4</sup> will be installed by a suitably qualified ornithologist, with the location taking into account height, aspect, lighting, trees, flags & glazed windows and surrounding landscape.

3. Bats may be present in the buildings onsite. All bat species are protected by the Wildlife Acts of 1976-2010 and are listed on annex IV of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora). Therefore a bat survey should be carried out by a suitably qualified ecologist prior to a decision being made on planning. A copy of the survey report must be forwarded by the Council to the Department for comment before any decision is made on planning. If bat species are found to be roosting in the buildings or trees a derogation license will need to be applied for from the National Parks and Wildlife Service of this Department.

### **Mayors Response**

We refer you to the bat survey report (Ref. Appendix.C) which was submitted as part of the application, and is enclosed again here. Summary results are:

- The preliminary roost assessment (including attic inspection), static monitoring and emergence survey, confirmed that the site is being used by bats for commuting and foraging purposes. No evidence of roosting was recorded on site.
- Three species were identified through acoustic monitoring: Common Pipistrelle, Soprano Pipistrelle, and Leisler's Bat.

- Although no roosts were identified on site, the presence of sustained bat activity indicates that the site forms part of a wider ecological network that supports local bat populations in Limerick City.

As such recommendations included Sensitive Lighting Design operationally, as well as control of construction lighting outside of daylight hours, and recommendations for biodiversity enhancement. Also included were measures for a pre-demolition check and further measures outlined to provide protection for Annex IV bats.

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

An Appropriate Assessment Screening Report has been undertaken by JBA Consulting for the proposed development. Six Natura 2000 designated sites are within 15km of the site however only two of these are within the zone of influence with pathways of connection to the proposed site. The Lower River Shannon SAC (Site code 002165) is located immediately adjacent the proposed site and the River Shannon and River Fergus Estuaries SPA is located 1.3km downstream on the River Shannon and has a surface water pathway. The AA Screening report determined that *it can be concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans or projects, can be excluded beyond a reasonable scientific doubt on the basis of best scientific knowledge available.*

The Council's Heritage Officer has reviewed the AA Screening and agrees with the findings. He states that the works are not within the SAC site, are limited in scale and are located in a previously modified urban area which has a long history of human activity. Progression to stage 2 is not necessary.

Overall, it is considered that having regard to the scale of the development within a city centre location and the distance of the development from any SAC and SPA, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects. Therefore a Stage 2 NIS is not necessary.

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

An EIA screening report has been undertaken by JBA Consulting for the proposed development. The EIA Screening Assessment has determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act and as such, an EIAR has not been automatically triggered. A screening exercise was undertaken to determine whether the development may fall under the category of Sub-threshold development. During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. An AA Screening Report and Flood Risk Assessment have been prepared by JBA Consulting for the proposed development. The EIA Screening report states that *It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.*

The proposed development is considered sub-threshold as per the Screening Report and does not fall within the mandatory requirements for an EIA as specified in Section 5 of the Planning and Development Regulations 2001 (as amended). Taking into account the size of the development and its location within a modified environment, it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development a full Environmental Impact Assessment is not required for this project.

## **6.0 Key Policy Provisions**

### **Limerick Development Plan 2022-2028:**

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

#### **Zoning: Education and Community Infrastructure**

**Objective:** To protect and provide for educational, training and adult learning, community, healthcare, childcare, civic, religious and social infrastructure.

**Purpose:** To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation such as residential care or institutions to support the main use only, and other facilities.

#### **Policy RA P1 Regeneration Strategy**

It is a strategic policy of the Council to support the implementation of the Limerick Regeneration Framework Implementation Plan, in a coordinated and sustainable manner and to co-operate with other agencies in the Region to deliver the goals and objectives set out in the Plan.

#### **Objective RA O1 Regeneration Opportunity Areas**

It is an objective of the Council to:

- a) Support the social, economic and physical regeneration of Moyross, St. Mary's Park/King's Island, Ballincurra Weston and Southill.
- b) Support and facilitate the physical, economic and social framework strategies for the Regeneration Areas in accordance with the Limerick Regeneration Framework Implementation Plan. All developments in the Regeneration Areas will be assessed in accordance with the principles and objectives for each area, as set out in this section. All proposed developments within these areas will be assessed in the context of the impact on the local area and on the City as a whole.
- c) Integrate Regeneration Areas and communities into the mainstream social, economic and community life of the City through a long-term commitment to support social, economic and physical regeneration of the most deprived areas.
- d) Improve the tenure diversity within the Regeneration Areas.
- e) Deliver the Social, Physical and Economic Framework Strategies of the adopted Limerick Regeneration Framework Implementation Plan.
- f) Undertake an annual Monitoring Report of the adopted Limerick Regeneration Framework Implementation Plan to establish key trends emerging and measure progress.

g) Actively support the implementation of the Key Local Objectives set out in the Physical Framework Strategy for each of the Regeneration Areas.

### **Objective SF O1 Social Framework Strategy**

It is an objective of the Council to:

- a) Improve the quality of life of residents in the regeneration communities, focused on improving health and well-being, closing gaps in health with the average population, improving the social environment and safety on the estates, stabilising community life and supporting civic engagement in the community.
- b) Address the needs of the population so that they can access opportunities, closing gaps with the average population. This covers improved access to economic and social opportunities linked to preventive interventions in early years, interventions to improve attainment in education from the earliest stages and access to further education, training and work.
- c) Improve the coherence of service provision across the statutory and voluntary/community sector, with a view to improving effectiveness in responding to needs of the population and to achieve better value for money invested by the totality of the services.
- d) Continue to support and develop Community Enterprise Centres as Community Hubs.
- e) Continue to support sport, recreation and cultural activities.
- f) Enhance and build civic engagement and community participation.
- g) Continue to support community safety through CCTV, improved communication and community policing.
- h) Enhance monitoring and review of the Social Intervention Fund by providing training and follow up support to local projects.
- i) Progress and strengthen through the role of the Local Strategic Advisory and Monitoring Group, to ensure a whole of Government approach.
- j) Connect the Social Intervention Fund to mainstream programmes so that different funding streams can work together to sustain quality services that meet the needs of the regeneration residents.
- k) Continue to fund a balance of preventative interventions, working with children and young people and targeted interventions to support individuals and families with more complex needs.

### **Objective MK O1 St. Mary's Park and King's Island**

It is an objective of the Council to:

- a) Promote the development of the waterways, subject to detailed environmental considerations and requirements to include St. Mary's Park, Moyross to Grove Island and the City as a flagship project with training, employment and tourism potential.
- b) Environmentally improve the existing street network of St. Mary's Park to provide a safe, attractive, accessible and well-designed network of streets in tandem with supporting Irish Water in the upgrade to the existing water network if required and refurbishment works to existing houses.
- c) Protect the integrity of all Natura 2000 sites in the vicinity. In this regard, the development proposals developed shall be subject to Habitat Directive Assessment and SEA.

- d) Provide opportunities to maximise the educational value of the passive open space surrounding St. Mary's Park.
- e) Support delivery of the CFRAM Limerick Flood Relief Scheme Programme.
- f) Develop a strategy to integrate King's Island into the City Centre core through selective site redevelopment and improved connections.
- g) Return the eastern side of St. Munchin's Street to parkland once demolition of the area has taken place.
- h) Restrict development on the strip of land east of St. Munchin's Street which, was used as a landfill site and filled with domestic refuse.
- i) Examine options to improve connectivity at Island Road from St. Mary's Park to the Medieval Quarter by transforming from a route that is predominantly designed for the movement of vehicles, to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised; whilst ensuring protection of the integrity of the environmentally designated sites.
- j) Provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
  - i) At Star Rovers Football Club;
  - ii) At the Primary Health Care facility at Island Road;
  - iii) At St. Mary's Community Centre, Verdant Place.
- k) Promote the development of key strategic sites within Nicholas Street and Bridge Street for potential enterprise development attracting further inward investment.
- l) Promote employment growth in King's Island and St. Mary's Park through the re-use of underutilised sites, derelict buildings and the upgrading of sites already in employment uses.
- m) Improve local connections converging on the existing St. Mary's Park Community Centre including a new street, at Island Gate, from Verdant Place to Dominick Street.
- n) Support the provision of an extended multi-use community centre at St. Mary's Park Community Centre, to provide flexible and accessible spaces adaptable to the communities' needs. The provision of an extended centre at this location, within easy access to the City core will ensure that the centre is used not only by residents of St. Mary's Park but the wider community also.

Table 2.6: Density Assumptions per Settlement Hierarchy  
Level 1 Limerick City and Suburbs (in Limerick), Mungret and Annacotty)

Density Zone 2: Intermediate Urban Locations/Transport Corridors:

A minimum net density of 45+ dwelling units per hectare are required at appropriate locations within:

800 metres of

- (i) the University Hospital; (ii) Raheen Business Park; (iii) National Technology Park; (iv) University of Limerick; (v) Technological University of the Shannon; (vi) Mary Immaculate College;

500m of high frequency (min. 10-minute peak hour frequency) existing or proposed urban bus services and;

400m of reasonably frequent (min. 15-minute peak hour frequency) urban bus services.

**Chapter 11 Development Management Standards**

The site is located in Zone 2 as indicated in Chapter 2 – Core Strategy - Map 2.2 Limerick City & Suburbs Density Zones.

**Car & Bicycle Parking:**

Table DM 9 (a): Car and Bicycle Parking Standards Limerick City and Suburbs (in Limerick).

Land Use	Car Parking Spaces required - maximum spaces per unit/Gross Floor Area (GFA)			Bicycle Parking Spaces required - minimum spaces per unit/Gross Floor Area (GFA)		
	Zone 1*	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3
Recreational/active health activities and entertainment and cultural facilities						
Community Centres, library, museum, art gallery	Case by case	Case by case	1 space per 100sqm public floor area incl. meeting rooms	1 space per 100sqm public floor area +	1 space per 100sqm public floor area +	1 space per 100sqm public floor area +
				1 space per 5 staff	1 space per 5 staff	1 space per 5 staff

**Figure 3.1 – Extract from LC&CC Development plan, Table DM 9(a)**

**Policy TR P7 Sustainable Travel and Transport**

It is a policy of the Council to support, facilitate and co-operate with relevant agencies to secure sustainable travel within Limerick and seek to implement the 10-minute city/town concept, promote compact growth and reduce the need for long distance travel, as a means to reduce the impact of climate change.

**Objective CAF O4 Climate Proofing**

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

**Objective CAF O6 Energy Efficiency in New Developments**

It is an objective of the Council to ensure that all developments are designed to take account of the impacts of climate change. This will include the installation of rainwater harvesting systems, sustainable urban drainage systems and nature-based solutions for water management. Energy efficiency and renewable energy measures should be incorporated, in the cases of large industrial, commercial or newly constructed public buildings. The incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.

**7.0 Appraisal**

**Principle of Development:**

The proposed development will consist of an Extension and refurbishment of the existing 232 sqm single-storey Kings Island Youth & Community Centre to a two-storey building with a total gross internal area of 911 sqm. The extension will facilitate a community cafe, multipurpose hall and offices/meeting/training rooms

at ground floor level and additional offices and meeting/training rooms at second floor level. The proposed development also includes

- Public realm upgrades at Verdant Place with landscaping, 4 parking spaces and 1 loading bay
- New 250 sqm multi-use games area beside the existing St. Ita's Street playground
- All associated site works, services, infrastructure, and landscaping

The application site is located on the western edge of Kings Island and comprises the site of the existing KICC along with portions of the wider public realm including the vacant green space to the east and the public path along Verdant Place. The overall site area measures approximately 2,648sqm (0.264 hA). The centre is sited in an established residential context and provides key community services and one of the few communal gathering spaces in the area. The current community centre is bounded by an existing public river walk on the River Shannon banks to the west, a private creche facility to the north, an open green space and new public playground to the east and Verdant Place to the southeast.

The site is zoned Education and Community Infrastructure under the provisions of the Limerick Development Plan 2022-2028. Further objective states as follows;

Objective MK O1 St. Mary's Park and King's Island (n) states that it is an objective to *Support the provision of an extended multi-use community centre at St. Mary's Park Community Centre, to provide flexible and accessible spaces adaptable to the communities' needs. The provision of an extended centre at this location, within easy access to the City core will ensure that the centre is used not only by residents of St. Mary's Park but the wider community also.* The proposed development would provide the delivery of an extended multi-use community centre at this location, which is to be welcomed. Having regard to the above, the proposal is considered acceptable in principle.

### **Layout and Design**

The existing arrangement on site consists of a single storey concrete and masonry structure with an internal floor area of circa 232 sqm. The proposed scheme comprises an extension and remodelling of the existing building including the addition of a first floor to provide additional meeting rooms, bookable space and office space. The proposal will increase the gross internal floor area from circa 232sqm to 911sqm. (Increase of 679sqm) The building will be fully accessible with level access provided throughout, a passenger lift to first floor level and accessible toilet facilities provided.

The building is orientated with its principal elevation facing south-west, overlooking the re-landscaped plaza on Verdant Place and providing for views to the River Shannon and Limerick city centre. A multi-use games area is proposed to the northeast of the site adjacent to the existing playground measuring 250sqm in size.

The height of the proposed building will be 2.5m greater than the existing arrangement on site. There is a separation distance of 8.6m between the outline of the recently approved creche extension and the subject site, as granted under planning reference 2460148 which located to the north of the site. Given the separation distance, there will be no loss of amenity on the existing creche as a result of the proposal.

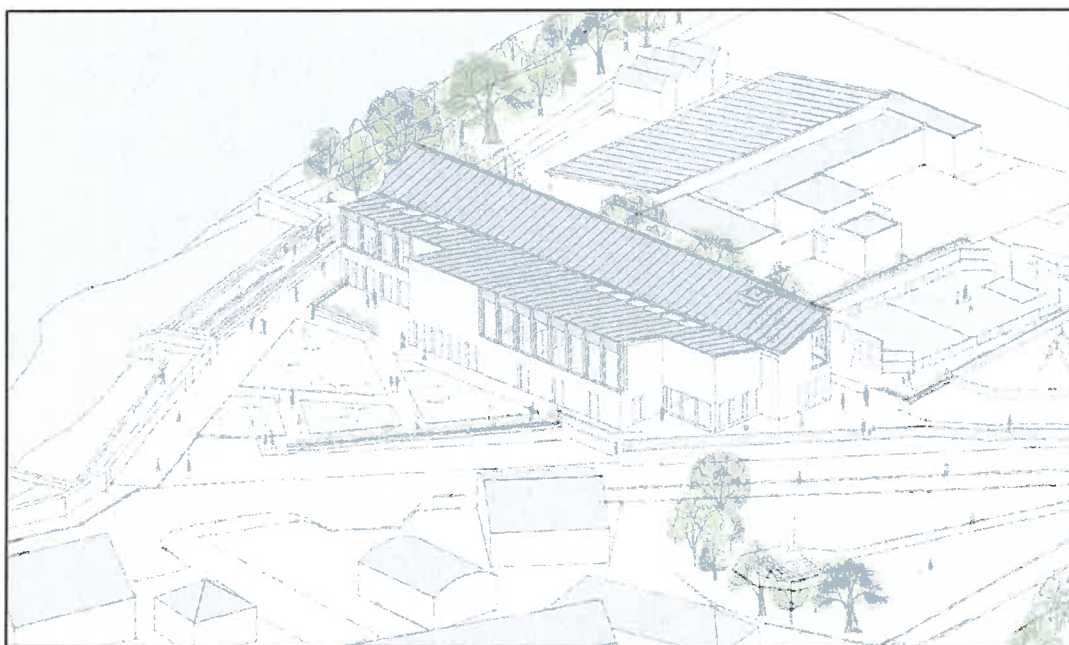


Figure 3: Visualisation of proposed development

The proposal also includes a well-designed public realm space which incorporates the surrounding context of Verdant Place, St Mary's Shrine, the adjacent playground and the river walk. The landscape design provides for a mix of soft and hard landscaping and the public realm materials will be compliant with the Design and Public Realm Code for the Limerick Regeneration Areas – external areas material palette. The scheme has been designed to promote passive surveillance of the surrounding public realm and adjoining sites and is considered acceptable.

### **Operator**

The facility will be operated by Limerick Island Community Partners (LICP) which serves as the main community development organisation for the King's Island and St. Mary's Parish region of Limerick City.

The Kings Island Community Centre currently provides for, Meals on wheels, Community Café, Bingo, Family Learning, Crafts, Wellness groups, Meeting space, DSP clinic, Drop-in clinics for Food bags.

As outlined in the planning statement submitted the proposed renovation and extension will provide a more suitable and effective environment for the optimum delivery of services to the community going forward.

### **Transport and Access**

The site is currently accessed from a single entrance from Verdant Place to the South of the existing site. This dedicated route provides two-way access to secured on-site parking area for circa 8 no. vehicles.

The site is located within Density Zone 2, therefore, car parking is to be assessed on a case-by-case basis for community centres under the provision of Table DM 9 (a): Car and Bicycle Parking Standards Limerick City and Suburbs (in Limerick).

The provisions is in accordance with the standards as set out in the Plan.

Given that the site is within close proximity to excellent public transport links such as cycle infrastructure and bus connects routes, it is therefore considered that the proposed development is acceptable and in line with national policy which promotes more sustainable modes of transport and modal shift away from the private car. The proposal is considered acceptable.

### **Bike Parking**

Bike parking is also to be provided as per the standards outlined under Table DM 9 (a): Car and Bicycle Parking Standards Limerick City and Suburbs (in Limerick). These standards require 1space/ 100msq with an additional 1space/ 5 Staff. Therefore, based on the proposed layouts, cycle parking is to be provided as follows:

- 7No. spaces for Public Parking (Taking Public Floor space as <700sqm) – Therefore 8 no. cycle spaces required
- 20No. Staff – 4No. Cycle Spaces Req.

The proposal will provide a covered and secure bike store/ shelter for a minimum 4No. long term cycle parking spaces and 8 No. uncovered short-term cycle parking spaces. The proposal is considered acceptable.

### **Services**

The existing Kings Island Community Centre is provided with gravity fed combined Storm & wastewater connection which discharges to the existing public sewer. A Confirmation of Feasibility has been provided by the applicant from Uisce Éireann for these works.

The existing community centre is served by an existing connection to the public watermain. A Pre-Connection Enquiry was sent to Uisce Éireann and a Confirmation of Feasibility (CoF) has confirmed that the development is feasible without upgrades to the existing Uisce Éireann infrastructure.

### **Surface Water and Sustainable Urban Drainage Systems (SuDS)**

As per LDP policy on surface water drainage, the proposed development has been assessed in relation to Sustainable Urban Drainage Systems (SuDS). The proposal does comply with the Limerick Development Plan 2022-2028 for the inclusion of SUDS measures.

### **Archaeology**

The site is not located within an ACA or in the vicinity of a protected structure.

### **Bat Survey**

A Bat Report was prepared by JBA Consulting. The preliminary roost assessment, static monitoring and emergence survey, confirmed that the site is being used by bats for commuting and foraging purposes. No evidence of roosting was recorded on site.

Recommendations have been outlined within the report to avoid or minimise potential impacts and ensure compliance with national legislation and best practice guidance. The Councils Heritage Officer has reviewed the proposal and the documents submitted and has stated that he agrees with the findings and recommendations of the mitigation measures outlined in the information submitted. Full report attached below.

### **Flooding**

The site is located in a predominantly urban environment and lies approximately 12 metres east of the River Shannon . The site is located within Flood Zone A. A Site Specific Flood Risk Assessment was prepared by JBA consulting Engineers and submitted with the application documentation. It should further be noted that the King's Island Flood Relief Scheme is currently under construction at this location which will provide flood defence measures for the Kings Island Area.

As the development is a refurbishment with extension, this is classed as a minor development (Section 5.28 of the Planning Guidelines) and as such, the Justification test does not apply. The FRA Report states that *the proposed mitigation measures for the development adequately protect against potential flooding prior to the completion of the FRS.*

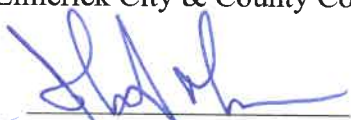
The proposal is therefore considered acceptable.

### **8.0 Conclusion**

Overall, the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028 specifically Objective MK O1 St. Mary's Park and King's Island (n) which states that it is an objective to *Support the provision of an extended multi-use community centre at St. Mary's Park Community Centre, to provide flexible and accessible spaces adaptable to the communities' needs. The provision of an extended centre at this location, within easy access to the City core will ensure that the centre is used not only by residents of St. Mary's Park but the wider community also.*

The proposed development will enhance the existing community centre through a high quality extension and will establish a well-designed public realm across the surrounding area. Overall, it is considered that the proposal will have a positive benefit for this location.

Having regard to the foregoing evaluation and the reasons and considerations as set out, the proposal is considered to be in accordance with the objectives of the Limerick Development Plan, 2022 - 2028 and the proper planning and sustainable development of the area. Pursuant to Section 179(3)(a) of the Planning and Development Act 2000 (as amended) the proposed development is recommended to be proceeded with as proposed in the report to the Elected Members of Limerick City & County Council.

  
Mr. John Moran  
Mayor  
Limerick City & County Council  
Date: 2 April 2026

## Appendix 1 – Internal Reports

### Roads



#### Planning Application Internal Report

**Planning Ref:**

**Applicant:** Part 8

**Development Address:** King's Island Youth & Community Centre, Verdant Place,  
Castle Street, Limerick V94 N996

**Development Description:** Extension & renovation of the King's Island Youth  
& Community Centre including associated public realm  
works

**Report Prepared By:** Tony Carmody

**Date:** 31.03.2026

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**Comments:**

**Part 8 Application Review**

**1. Introduction**

This report outlines the Roads Section's review of the documentation and drawings submitted as part of the Part 8 Application for the proposed development. The purpose of this assessment is to confirm the adequacy of the information provided at this stage and to record any requirements relating to further or revised submissions.

**2. Documentation and Drawings Reviewed**

The Roads Section has examined all documentation and drawings submitted by the applicant in support of the Part 8 Application. This includes, but is not limited to:

- Proposed site layout plans
- Road layout and design drawings
- Associated technical documents relevant to road infrastructure and access.

**3. Additional Information Requirements**

During the review process, several items were identified that will require additional or revised documentation and drawings. The applicant has acknowledged these requirements and has formally committed to providing the necessary updated information prior to the commencement of the development. They have also

confirmed that a meeting has taken place with our Flooding Team, during which no further issues were raised.

Furthermore, the applicant has confirmed that supplementary documentation and all relevant certifications including as-built records, compliance documentation, and final design certifications will be submitted upon completion of the development.

#### **4. Technical Assessment Outcome**

Following a technical assessment of the materials submitted at this stage and having regard to the applicant's commitment to supply outstanding documentation at the appropriate milestones, the Roads Section confirms that it is satisfied with the submission at this stage of the Part 8 process.

#### **5. Conclusion**

Subject to the applicant's fulfilment of the agreed pre-construction and post-construction submission requirements, the Roads Section has no further objection to the progression of the Part 8 Application based on the information currently available.

#### **Recommendation:**

*No objection subject to conditions.*

**Signed**



**Tony Carmody**

**Date: 31.03.2026**

## Heritage



### Planning Application Internal Report

**Planning Ref:** PT8LL329

**Applicant:** LCCC

**Development Description:** Re-development of Kings Island Community Centre and MUGA and associated works.

**Report Prepared By:** T O Neill Heritage Officer.

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**Comments:** the proposed development is located close to the Lower River Shannon SAC site and is the renovation of an existing community centre. It is a highly modified location and has been the subject of longstanding human activity.

**Bird report:** in relation to the bird report furnished I agree with its findings and would echo the recommendations of the report which states the following:

**Provision of Nest Boxes:** To enhance the site's biodiversity value postconstruction, it is recommended that a variety of bird nest boxes be installed on suitable structures or mature trees within or adjacent to the site. Boxes of varying sizes and entrance hole diameters should be used to accommodate a range of common urban and garden bird species, such as Blue Tit (*Cyanistes caeruleus*), Great Tit (*Parus major*), Robin (*Erithacus rubecula*), and House Sparrow (*Passer domesticus*). Placement should avoid direct sunlight and prevailing winds and be positioned at least 2–4 metres above ground level.

**Bat Report:** Surveys carried out at the correct time of year and found no bats either in the structure or emerging from it (p. 18). Given the surroundings and the type of Building I would agree with this conclusion. The static detector found that some bats use the site perhaps for commuting or foraging. The following bat friendly measures were recommended and could be incorporated into the project were suitable.

To support long-term bat conservation and offset any habitat loss, the development should include biodiversity-friendly features such as bat boxes installed on suitable elevations of the new building (ideally south or southwest-facing and at least 4 metres above ground). Landscaping should prioritise native tree and shrub species to provide insect-rich foraging habitat. Retaining and enhancing vegetated boundaries, particularly along the river corridor, will support commuting and foraging bats and contribute to the ecological resilience of the

site. Bat friendly lighting such as the use of LED lighting, and where suitable lighting on timers and with an output not exceeding 2700k to be used where possible.

**EIA screening:** agree that the development does not fall under schedule 5 and in terms of scale and possible effects does not generate the need for a full EIAR.

**AA screening:** Agree with the findings. The works are not within the SAC site, are limited in scale and are located in a previously modified urban area which has a long history of human activity. Progression to stage 2 is not necessary.

**Recommendation:**

That permission **be granted** for this development., with the incorporation of bat friendly and bird friendly measures as outlined above.

**Signed**      T O Neill      **Date:** 19/2/2026

