



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Director General's Report

In accordance with Section 34(6)(a)(iiiia) of the Planning and
Development Act 2000, as amended

In relation to:

Planning Reference: 25/60670

For the change of use of 4 vacant and derelict cottages to be linked to form 1 café/bar with outdoor terrace, associated conservation and refurbishment of, and minor alterations to, existing one and two storey structures, single storey rear extension and all ancillary site works at 1-4 Toll Cottages, Verdant Place, Limerick.

5th May, 2026

CONTENTS

- 1.0 Introduction**
- 2.0 Proposed Development**
- 3.0 Policy Context**
- 4.0 Submissions/Observations**
- 5.0 Appropriate Assessment**
- 6.0 Environmental Impact Assessment**
- 7.0 Planning Appraisal**
- 8.0 Opinion of compliance with National and Regional Planning Policy**
- 9.0 Recommendation**

APPENDIX 1: Notice of the proposed Material Contravention

APPENDIX 2: Recommended planning conditions

1.0 Introduction

Limerick City and County Council received a planning application on 7th July, 2025 for the change of use of 4 vacant and derelict cottages to be linked to form 1 café/bar with outdoor terrace associated conservation and refurbishment of, and minor alterations to, existing one and two storey structures, single storey rear extension and all ancillary site works at 1-4 Toll Cottages, Verdant Place, Limerick.

In accordance with the requirements of Section 34(6)(a)(i) of the Planning and Development Acts, Limerick City and County Council advertised notice of a proposed Material Contravention of the Development Plan in the Irish Independent newspaper on Wednesday 25th March 2026. Cope of notice in Appendix 1. Submissions were invited up to the 21st April, 2026.

This report has been prepared in accordance with Section 34(6)(a)(iiia) of the Planning and Development Acts. The report will:

- State the main reasons and considerations on which the proposal to grant permission is based,
- Include a summary of the issues raised in any submissions or observations received within the appropriate period,
- Advise Members of the Director General's opinion regarding the compliance or otherwise of the proposed development with relevant Ministerial guidelines under section 28, relevant policies or objectives of the Government or Minister of the Government and the Southern Regional Spatial and Economic Strategy.

In accordance with Section 34(6)(a)(iiia) and (iv) of the Planning and Development Acts, this report is submitted to the Members of Limerick City & County Council for their consideration of the proposed development. The report shall be brought before the Members who will be required to consider passing a resolution in relation to the Director General's recommendation to grant permission.

The planning file, Ref. no. 25/60670, can be viewed via Planning Enquiry on the Council's website at [Search for a Planning Application | Limerick.ie](#)

2.0 Proposed Development

The application site consists of 4 vacant and derelict cottages situated along Verdant Place adjacent to the River Shannon. Permission is sought for the change of use of 4 vacant and derelict cottages to be linked to form 1 café/bar with outdoor terrace, associated conservation and refurbishment of, and minor alterations to, existing one and two storey structures, single storey rear extension and all ancillary site works.

The proposal forms part of a cluster of medieval and historical buildings and is an extremely important heritage site.

The city wall, LI005-017010, extends northward from the intersection of Thomond Bridge (LI005-017002) with Castle Street to the north of King John's Castle (LI005-017014; NM No.288).

Thomond Gate would have flanked the street at the east end of the bridge and addressed the approach to the fortified city from Co. Clare. The City Wall is extant to the north of the buildings, where it is up to 5m in height. The line of the City Wall is likely to have been the former 'edge' or bank of the river. St. Munchins Church and graveyard (LI005-017043 & 44) abut the structures on the north and east.

Therefore, the approach to the conservation, archaeological protection and visual amenity in the context of surrounding national monuments and protected structures is a key material consideration for this application.

3.0 Policy Context

National Planning Framework

National Strategic Outcome (NSO) 7

Enhanced Amenities and Heritage

National Policy Objective 12

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 89

Protect, conserve and enhance the rich qualities of natural, cultural and built heritage of Ireland in a manner appropriate to their cultural and environmental significance.

National Policy Objective 90

Enhance, integrate and protect the special physical, environmental, economic and cultural value of built heritage assets, including streetscapes, vernacular dwellings and other historic buildings and monuments, through appropriate and sensitive investment and conservation.

The National Policy on Town Defences 2008:

The known and expected circuits of the defences (both upstanding and buried, whether of stone or embankment construction) and associated features of all town defences are to be considered a single national monument and treated as a unit for policy and management purposes. There should be a presumption in favour of preservation in-situ of archaeological remains and preservation of their character, setting and amenity.

Regional Spatial and Economic for the Southern Region:

Regional Policy Objective (RPO) 34 Regeneration, Brownfield and Infill Development

In pursuit of the NPF's NPO 3a, 3b & 3c, the Development Plan Core Strategy should be accompanied by specific objectives setting out the achievement of urban infill/ brownfield development.

Regional Policy Objective (RPO) 53 Tourism

It is an objective to:

a. Enhance provision of tourism and leisure amenity to cater for increased population in the Region including recreation, entertainment, cultural, catering, accommodation, transport and water infrastructure inter alia.

Limerick Development Plan 2022-2028:

Key policy provisions are set out below:

The site is zoned Existing Residential under the provisions of the Limerick Development Plan 2022-2028 where the following development objective applies:

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



As set out in the Zoning Use Zoning Matrix contained in the Limerick Development Plan, there are limited types of development permitted on lands zoned Existing Residential. Development uses of café and public house are not generally permitted on lands zoned Existing Residential.

Strategic Objective 9

Protect, conserve and enhance the built and cultural heritage of Limerick, through promoting awareness, utilising relevant heritage legislation and ensuring good quality urban design principles are applied to all new developments. The principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area should be at the centre of any proposal.

Strategic Objective 10

Support growth in the tourism sector in Limerick, specifically focusing on sustainable tourism, and capture key opportunities to develop the sector based around five key drivers – Greenways, Waterways, Activities, Heritage, Arts and Culture in an urban and a rural environment.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport, with the use of higher densities and mixed-use developments at an appropriate scale on brownfield, infill, backland, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Objective CGR O3 Urban Lands and Compact Growth

b) Encourage and facilitate sustainable revitalisation and intensification of brownfield, infill, underutilised and backland urban sites, subject to compliance with all quantitative and qualitative Development Management Standards set out under Chapter 11 of this Plan.

Objective CGR O4 Active Land Management

It is an objective of the Council to:

- a) Promote an active land management approach through cooperation with relevant stakeholders and infrastructure providers to deliver enabling infrastructure to achieve compact growth.
- b) Support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Limerick for residential, economic, community and leisure purposes.

Policy ECON P6 Enterprise and Employment Development Opportunities

It is a policy of the Council to promote and facilitate opportunities for sectoral development in Limerick, to increase productivity, create employment and to diversify the economy and ensure future economic resilience.

Section 11.9 Tourism, Recreation Activities and Visitor Accommodation

11.9.1 Facilities/Amenities ancillary to Tourism and Recreational Attractions

Certain amenities and services are often required to support the enjoyment of tourism and recreational attractions. For example, such facilities include car parks, viewing points, toilets and cafes. The Council must be satisfied that facilities are justified through robust evidence, anticipating the need for and demand of the public for the attractions and inclusive access to basic restroom and refreshment facilities, to certain walks and open areas, taking into account local topographical constraints.

Objective EH O36 Preservation of the Archaeological Heritage

It is an objective of the Council to seek the preservation of all known sites and features of historical and archaeological interest. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. The preferred option is preservation in situ, or at a minimum preservation by record.

Objective EH O39 Protection of the setting of Archaeological Monuments

It is an objective of the Council to ensure that no development shall have a negative impact on the character or setting of an archaeological monument.

Objective EH O42 Town Defences and Layout

It is an objective of the Council to protect town defences and plot layout, carry out the objectives of the Conservation and Management Plans for Limerick City and Kilmallock and support the work of the Irish Walled Towns Network. Review the potential for surviving medieval and historic fabric within the standing buildings in our medieval urban cores.

Objective EH O53 Architectural Conservation Areas

It is an objective of the Council to:

- a) Protect the character and special interest of an area, which has been designated as an Architectural Conservation Area (ACA) as set out in Volume 3 of the Local Development Plan 2022 - 2028.
- b) Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Briefs for each area.
- c) Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA, is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials.
- d) Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner, rather than a replica of a historic building style.
- e) Seek the retention of all features that contribute to the character of an ACA, including boundary walls, railings, soft landscaping, traditional paving and street furniture.

4.0 Submissions/Observations

Following the publication of the notice of material contravention, submissions and observations were invited up to the 21st April 2026.

The submission received and a response to each are provided below.

Sub. No.	Submitter Name
1	Environment Health Service (HSE West)
Summary: The Environment Health Service's submission can be summarised as follows: <ol style="list-style-type: none">1. Recommends a mechanically aided system of ventilation.2. Recommends that a Site Specific Waste Management Plan is submitted3. Recommends a Pest Control Management Plan be submitted4. The Applicant shall be requested to install a Grease Trap on the proposed wastewater drainage5. Proposed development to be connected to public services6. All water for drinking and culinary purposes to be supplied direct from rising main7. Applicant shall be advised of the necessity to advise proposed operator to notify Limerick Environmental Health Service in advance of commencement of proposed food business operation.	
Response: The submission is acknowledged that in the event permission is granted, can be dealt with by way of conditions and advisory notes.	

Sub. No.	Submitter Name
2	Declan Feeney c/o Feeney McMahon
Summary: The submission can be summarised as follows: <ol style="list-style-type: none">1. There is inadequate car parking or bicycle parking proposed for level of customers or staff.2. The proposal will have a negative impact on the established residential character of the street. The submitter noted that neighbouring residential properties already experience high levels of traffic and specific issues identified include potential noise disturbance, kitchen extraction, bin and waste storage, keg storage, and overspill parking, which it is suggested could result in harm to existing residents.	

3. Zoning, vacancy and existing provision of the café/licensed premises in the area. It is submitted that there are a number of vacant premises on appropriately zoned land in the Kings Island area.

Response:

In relation to point 1, no car parking or bicycle parking is proposed as part of the development. Table DM 9(a) of the Limerick Development Plan notes that on urban infill schemes on sites of up to 0.25ha, car parking provisions may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and location. Given that the site is an urban infill scheme on a site of 0.037 hectares in size the proposal is considered acceptable. The development is located in walking distance from public car parks and is well served by public transport. It is recommended that bicycling parking shall be provided in accordance with development plan standards with details agreed by way of condition.

In relation to point 2, while the site is located on land zoned for residential purposes, the site fronts onto the River Shannon, with a graveyard to the rear and close to a heavily trafficked road. While there are residential properties to the west, the area is characterised by a clustering of commercial, tourism and residential uses. Therefore, given the site location, and subject to good operational practice, including HSE requirements, it is not considered that development would be injurious to residential amenity.

Construction-related impacts will be temporary in nature and it is considered that impact can be mitigated through the attachment of a condition of a Construction Management Plan.

In relation to point 3, the submission states that the vicinity is well served with operating licensed premises in the area and 100m south, King John's Castle run a public café. It is further noted that a number of premises have closed.

King's Island and Nicholas Street have been identified as a priority area of regeneration under the Limerick Development Plan 2022-2028, and through the recent publication of the King's Island Walled Town Integrated Urban Strategy, in 2025. This Medieval Quarter of the City is a targeted area of heritage and tourism-led regeneration.

It is considered that bringing back these historical structures into public use at a riverside location on King's Island, would contribute to enhancing amenities and potentially acting as a catalyst for wider regeneration initiatives in the area.

3. Caroline Boland and Pdraig Kenny

Summary:

1. Given the current housing shortage, the existing residential zoning should not be changed. The cottages should only be developed as residential units.

2. There is a proliferation of public houses and coffee shops in the area.
3. Negative impact on existing residential properties in the area.

Response:

In relation to point 1, it is noted that while the housing shortage is an important issue, these buildings have been derelict for a substantial period of time and have been subject to the provisions of the Derelict Site Acts. Following an expression of interest by the Council, the current proposal was considered by an evaluation committee to be the most suitable of proposals received.

In relation to point 2, the site is in the Medieval and Cultural Quarter of the city, whereby café and bars are considered complementary to the tourism offer and to provide services for local people. It is considered on balance, particularly given the riverside location and the historical context of the buildings, that a public use would contribute positively to the area.

In response to point 3, the applicant states that the proposed development will have an impact on the existing residential amenity in the area. Specific issues identified include potential noise disturbance and overspill parking. The concerns relating to overspill parking are noted. However, the site's location within a central, highly accessible area with existing public transport provision reduces reliance on private car use. In relation to noise disturbance and other concerns raised, these can be suitably mitigated through the inclusion of appropriate planning conditions.

5.0 Appropriate Assessment

An Appropriate Assessment Screening Report was submitted as part of a response to further information on the 26th of February, 2026. The Screening Report was prepared by Kathy Steele, Ecological Consultant. The screening assessment considered the nature, scale and location of the proposed development, the characteristics of the receiving environment and the conservation objectives of the relevant European site, namely the Lower River Shannon SAC. The report concluded that the proposed development, either alone or in combination with other plans or projects, is not likely to have a significant effect on any European site.

The Screening Report has been reviewed by the Council's Heritage Officer and he is in agreement with the findings and conclusion of the report.

Overall, it is considered that the development as proposed would not exercise a significant effect on the conservation status of any Special Areas of Conservation or Special Protection Area due to the nature and scale of the proposed development, distance from European sites, and the lack of direct connections with regard to the Source-Pathway-Receptor model. An appropriate assessment is not therefore required.

6.0 Environmental Impact Assessment

The proposed development for change of use of 4 vacant and derelict cottages to be linked to form 1 café/bar with outdoor terrace, associated conservation and

refurbishment of, and minor alterations to, existing one and two storey structures, single storey rear extension and all ancillary site works is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001(as amended). A screening determination is not required in this instance.

7.0 Planning Appraisal

The proposed development is strategically located within the Medieval Quarter of Limerick City at Verdant Place, close to Thomond Bridge and King John's Castle.

The proposed development consists of the conservation and refurbishment of 4 derelict cottages, believed to be built around the early 1900s, and their change of use to a riverside café/bar.

The Planning Authority upon receipt of the application appraised the proposal taking account of the plans and documentation submitted, submissions received from prescribed bodies and third parties. All submissions received are available to review on the planning file.

Following this initial appraisal, a request for further information was issued on the 28th of August 2025 and the response to this further information was received on the 26th of February 2026. The further information response submission, included:

- An Archaeological Impact Assessment
- An Appropriate Assessment Screening Statement
- Bat Survey
- Additional drawing and specifications

Having regard to the above, it was recommended that the proposed development proceed through the material contravention process.

The key main reasons and considerations that have informed the process are as follows:

Principle of the Proposed Development

The proposal is located on lands zoned Existing Residential as set out in the Limerick Development Plan 2022-2028. The proposed use for a café/bar is not a development generally permitted or open for consideration on lands zoned Existing Residential and would therefore represent a material contravention of the Limerick Development Plan.

Prior to the considering a material contravention process, careful consideration was given to the strategic context of the development and the opportunity presented to breathe life back into historical structures, located in the heart of Limerick City's cultural and tourism quarter.

The site is located in a central location and has a historical relationship with surrounding land uses, including established tourist and cultural attractions such as King John's Castle. The proposed café/bar use is appropriate in this context and would contribute positively to the vitality of the area.

In particular, the development accords with Section 11.9 of the Limerick Development Plan, *Facilities/Amenities Ancillary to Tourism and Recreational Attractions*, which recognises that supporting amenities such as cafés and similar services are often necessary to enhance the visitor experience and support the sustainable use and enjoyment of tourism and recreational destinations.

Furthermore, the proposal would result in the active reuse of an under-utilised vacant site within Verdant Place, thereby improving permeability, surveillance and overall activity levels in the area. The development aligns with Objective CGR O4 *Active Land Management*, which seeks to support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Limerick for a range of appropriate uses, including economic, community and leisure purposes. In this regard, the proposal would make a positive contribution to urban regeneration objectives while respecting the character and function of the surrounding area.

Residential Amenity

Having regard to the zoning objective of the site, and the submissions received, it is important that consideration is given to the impact of the proposed development on residential amenity. It is acknowledged that there are a number of residential properties close to the site on Castle Steet.

However, the character of the area at this location is defined by the clustering of a mix of uses and activities, commercial, community, tourism and residential. The site is also bounded to the front by the River Shannon and to the rear the Graveyard. It is considered, given this location and on balance, that the development is a compatible use and would not have a detrimental impact on the residential amenities of the area.

It is considered that subject to good operational practices, the proposal has the potential to create an accessible destination that supports social interaction, passive surveillance and increased footfall, thereby enhancing the overall vitality and safety of the area.

Planning conditions in respect of contribution and operational waste management are recommended to address concerns raised, mitigate impact and to accord with best practice.

Protection and Enhancement of Archaeological and Architectural Heritage.

The site is located close to King John's Castle and in an area of strategic and significant importance to Limerick City from an architectural and archaeological heritage perspective. The Toll Cottages were built around 1900, most certainly close to/along the line of the City Wall, a monument protected under the National Monuments Acts.

The properties are located close to a number of protected structures (King John's Castle, St. Munchins Church and adjoining the Toll House) and are within Architectural Conservation Area 7, as designed under the Limerick Development Plan 2022-2028.

An Architectural Design Statement and an Archaeological Impact Statement have been prepared and have informed the proposals and associated methodologies.

The proposals and reports have been fully reviewed by the Council's Archaeologist and Conservation Officer, and have been welcomed in principle, subject to conditions in relation to details of construction methodologies, monitoring and mitigation.

It is stated in the Design Statement submitted that the proposed works to be undertaken having regard to the principle of 'as much as necessary' and 'as little as possible' in terms of the interventions required. The proposal will bring back structures currently in a dilapidated condition, in a manner that will protect the setting and context of the cluster of medieval and historical buildings that the terrace forms part of.

It is considered that the proposals fully accord with stated building heritage objectives Objective EH O36, Objective EH O39 and Objective EH O42 as set out in the Limerick Development Plan 2022-2028. The sensitive adaptation and consolidation of the cottages into a single use will ensure the long-term sustainable reuse of the buildings while respecting their historic character and setting.

8.0 Opinion of compliance with National and Regional Planning Policy

Key national and regional policies and objectives are outlined in Section 3 above.

Under the National Planning Framework, 2018 (as revised 2025) and the Regional Spatial and Economic Strategy for the Southern Region, there are a suite of policies and objectives to support investment and enhancement of cultural, heritage and tourism assets.

National Policy Objectives, 12, 89, 90 promote and support the development of high-quality urban developments, heritage led regeneration and the enhancement and protection of the cultural value of built heritage assets.

Regional Policy Objectives (RPO) 34 and (RPO) 53 support brownfield development and tourism developments.

The existing use of the site comprises four vacant and derelict cottages located on Verdant Place, adjoining the River Shannon. In their current condition, the buildings represent an underutilised heritage asset within a sensitive and strategically located part of the city.

The proposed development would bring these disused structures back into active use, resulting in a significant improvement to Verdant Place and contributing positively to the regeneration of the riverside environment. The reuse of the cottages as a single café/bar with an associated outdoor terrace, would generate employment opportunities and support local economic growth, while also enhancing the amenity value of the area through the provision of a new social and community-focused facility.

In addition, the proposal would contribute to community wellbeing by creating an active, accessible destination that supports social interaction, passive surveillance and increased footfall, thereby enhancing the overall vitality and safety of the area. The sensitive adaptation and consolidation of the cottages into a single use ensures the long-term sustainable reuse of the buildings while respecting their historic character and setting.

Having regard to the derelict condition of the existing structures, the appropriateness of the proposed use in this location, and the wider economic, social and regeneration benefits arising from the development, the proposed change of use of the four vacant cottages to form a single café/bar with outdoor terrace is considered to be in compliance with national, regional and local planning policy objectives.

9.0 Recommendation

Having regard to the preceding report which outlines the main reasons and considerations on which the proposal to grant permission is based, the issues raised in submissions and observations, and my opinion that the proposed development is in compliance with National and Regional Planning Policy.

I recommend to the Elected Members of Limerick City and County Council that a resolution is passed to approve the proposal to Grant permission for the following:

Planning Application Ref No. 25/60670

Permission for change of use of 4 vacant and derelict cottages to be linked to form 1 café/bar with outdoor terrace, associated conservation and refurbishment of, and minor alterations to, existing one and two storey structures, single storey rear extension and all ancillary site works

*Subject to conditions contained in Appendix 2



Dr. Pat Daly
Director General
Limerick City and County Council

Date: 5/MAY/2026

APPENDIX 1: Notice of the proposed Material Contravention



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

PUBLIC NOTICE

NOTICE OF A PROPOSED MATERIAL CONTRAVENTION OF THE LIMERICK DEVELOPMENT PLAN 2022 - 2028

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
NOTICE OF A PROPOSED MATERIAL CONTRAVENTION OF THE
LIMERICK DEVELOPMENT PLAN 2022 - 2028
Planning Ref. No. in register: 25/60670**

Notice is hereby given in accordance with Section 34(6) of the Planning and Development Act 2000 (as amended) that Limerick City & County Council intends to consider deciding to grant planning permission to Aengus and Rioghna D'Arcy for:

The change of use of 4 vacant and derelict cottages to be linked to form 1 café/bar with outdoor terrace, associated conservation and refurbishment of, and minor alterations to, existing one and two storey structures, single storey rear extension and all ancillary site works.

At 1-4 Toll Cottages, Verdant Place, Limerick City.

The development is on lands zoned 'Existing Residential', where 'Restaurant/Café' uses and 'Public House' uses are 'Generally Not Acceptable' and would therefore materially contravene the Land Use Zoning Objectives set out at paragraph 12.3 and Land Use Zoning Matrix at 12.4 of the Limerick Development Plan 2022 - 2028:

Land Use Zoning: Existing Residential - Objective: To provide for residential development, protect and improve existing residential amenity.

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

Particulars of the development may be inspected at the offices of Limerick City & County Council, Planning Department, Floor 1, Dooradoyle Road, Dooradoyle, Limerick V94 WV78 during its public opening hours from the 25th March to 21st April 2026.

The plans and particulars of the proposed development may also be inspected online at <https://maps.limerick.ie/planningenquiry>

Submissions or observations can be made to the Senior Planner to the above mentioned address, on or before **5pm on 21st April 2026** and will be duly considered by the Planning Authority.

Stephane Duclot
Director of Services
Planning, Heritage and Ryder Cup
25th March 2026

Limerick.ie

APPENDIX 2: Recommended Planning Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 7th July, 2025 as amended by the further plans and particulars submitted on the 26th February, 2026, except as may otherwise be required in order to comply with the following conditions.

Reason: In order to clarify the development to which this permission applies.

2. The developer shall pay to Limerick City & County Council a financial contribution of €2,527.00 (Two thousand five hundred and twenty seven euro) in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning & Development Act 2000 (as amended). The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning & Development Act 2000 (as amended) that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. Prior to the commencement of development, full details of all external finishes, including paving materials, boundary treatments and signage shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of visual amenities.

4. Bicycling parking shall be provided within the curtilage of the site in accordance with standards set out in Table 9(a) of the Limerick Development Plan, 2022-2008. Full details to be submitted for agreement prior to the commencement of development.

Reason: In the interest of sustainable transport.

5. No part of the development, either during construction or during its subsequent use shall impinge on the adjoining property to the north. This area contains a well preserved section of the City Wall and the area between the road and the City Wall forms its curtilage and provides a setting for the National Monument. No use such as parking, bin storage, bicycle racks, tables, inter alia shall be placed in or on this public space in perpetuity.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

6. Prior to the commencement of development, the developer shall retain the services of a licensable archaeologist who shall carry out a test trench in the area of the service trench where it crosses the potential line of the City Wall. If the City Wall is found immediately below the surface of the current ground level, the test excavation shall cease and the Licensing Authority (National Monuments Service) and the Local Authority Archaeologist shall be informed immediately. An alternative route shall be found for the service duct which does not impact on the National Monument.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

7. The development proposal as submitted has no other ground impacts. Once works commence on site if any structural alterations or fitting-out require a sub-surface impact these shall be submitted to the Planning Authority for prior approval.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

8. The north wall of the structure contains dressed stone which is most likely the back wall of a sub-surface grave vault within St. Munchin's Graveyard. No interference shall be visited on this feature other than necessary and approved conservation strategies. It shall be treated respectfully within the development.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

9.
 - a) Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations if required) relating to the proposed development.
 - b) Employ a suitably qualified archaeologist who shall apply for a licence to monitor all site investigations, excavation works, all opening up works at the walls and any and all ground disturbance associated with the development.
 - c) Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations) accompanied by a site specific letter from the archaeologist certifying that they have applied for a licence.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

10. a) Submit on completion of the works a report detailing the results of the licensed archaeological monitoring works to the Department of Housing, Local Government & Heritage and the Planning Authority. The report shall contain a drawings (1:20) of any exposed sections of the City Wall. Excavators should include a catalogue of excavated features with 12 figure ITM coordinates for the centre point of each feature.
- b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the National Monuments Service, Department of Housing, Local Government & Heritage and the Planning Authority with regard to any necessary mitigating action.
- c) Should an archaeological excavation be required then the following shall apply: the developer shall provide satisfactory arrangements for the recording and excavation of any archaeological material that may be considered appropriate to excavate and shall undertake to complete all post excavation analysis up to and including final report stage. Excavators should include a catalogue of excavated features with 12 figure ITM coordinates for the centre point of each feature. Within twelve months of the completion of the excavation a final report (in the format recommended in the Guidelines for Authors of Reports on Archaeological Excavations 2006 National Monuments Service) shall be submitted to the Planning Authority.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

11. In respect of the works abutting the graveyard, the developer shall submit for the written agreement of the Planning Authority confirmation that the development will be monitored by a suitably qualified professional with conservation expertise and accreditation and that competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

The appointed Conservation Professional shall submit detail drawings and accompanying method statements for the following elements, to be agreed in writing with the planning authority:

- a. Method statements for all conservation and repair works to the historic fabric.
- b. Method statements and detail drawings for the proposed junctions between the new extension and the wall to the Graveyard.
- c. Detail drawings of the proposed new signage.

The appointed conservation professional shall compile a Record of Completed Works, to include before/during/after photographs, method statements for the

works carried out, and detail drawings of all interventions. This Record shall be submitted to the Local Authority following the completion of works.

Reason: In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

12. (a) The precautionary measures outlined in the Bat Survey Report submitted on 26th February, 2026 shall be incorporated in the Construction Management Plan and implemented as part of the work programme.

(b) Swift Boxes shall be included as part of the development, with details to be submitted for the written agreement of the Planning Authority prior to commencement of development.

Reason: In the interest of ecological heritage.

13. All surface water run-off from the public road, which flows into the site, shall continue to be accommodated within the site unless alternative arrangements acceptable to the Planning Authority are carried out. Full details of any such alternative arrangements shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

Reason: To prevent flooding on the public road in the interest of amenity and traffic safety.

14. All surface water run-off from roofs, entrances and parking areas within the site shall be collected and disposed of within the site to surface water drainage system and shall be discharged to soakaways. No such surface waters shall discharge onto adjoining properties or the public road.

Reason- In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

15. Prior to commencement of development, a Construction and Environmental Management Plan for the construction of the development shall be submitted for the written agreement of the Planning Authority, which shall include noise, dust, vibration, wheel washing facilities and site specific traffic management plans (plans shall also be in drawing format to inform road users that there is a construction site ahead).

Reason: In the interests of public safety and residential amenity.

16. Prior to the commencement of development, a Waste Management Plan shall be the operational stage of the development, to include full details on bin storage shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of proper planning and sustainable development.

17. During construction of the proposed development, the following shall apply:
- a) No work shall take place on site outside the hours of 7.00 a.m. to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday, or on Sundays or public holidays, unless otherwise agreed in writing by the Planning Authority.
 - b) No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.
 - c) Adequate car parking facilities shall be provided on site for all workers and visitors.

Reason: To protect the residential amenities of the area in the interest of proper planning and sustainable development.

18. No advertising signs, symbols, structures or nameplates, other than those shown or indicated on the drawings submitted, shall be erected on the premises, or within its curtilage, without a prior specific grant of permission from the Planning Authority.

Reason: To prevent advertising clutter in the interest of visual amenity

Advice Notes:

Any damage to the public footpath or road shall be repaired at the Developers cost in agreement with Limerick City and County Councils Road Section.

Planning permission does not negate the requirement for a Road Opening Licence for services, and service connections.

Should works on the site require the erection of scaffolding on the public footpath, the Developer or their Contractor shall apply for a scaffolding/hoarding licence in advance of any works.

The developer shall implement the requirements of the HSE Environmental Health Section.