



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

An Stiúrthóireacht Athghiniúna, Pobail, Spóirt
agus Forbartha Tuaithe
Comhairle Cathrach & Contae Luimnigh
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26th June 2026

To: The Cathaoirleach and Each Member of the Newcastle West Municipal District

**Ref: PT8LL382- Part VIII application for the change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; (ii)
The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick;**

A Chomhairleoir, a chara,

I enclose herewith the Mayor's report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part VIII of the Planning and Development Regulations 2001 (as amended).

In accordance with Section 179 of the above Act, it is proposed to proceed as indicated in this report.

Is mise le meas,

Brian McCarthy,

Director of Service,

Regeneration, Community, Sport and Rural Development Directorate

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 the (i) Proposed change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; (ii) The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick; (iii) The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multi-purpose rooms at first and second floor levels; (iv) The restoration and refurbishment of the existing stone building along Brewery Lane and provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street; (v) The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels; (vi) Public realm improvement works to Upper Maiden Street, including paving and all associated works; (vii) And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities

1.0 Introduction

This report has been prepared pursuant to Section 179 of the Planning & Development Act 2000 (as amended).

2.0 Description of the nature and extent of the proposed development

The proposed development is for:

- change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use;
- The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick;
- The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multipurpose rooms at first and second floor levels;
- The restoration and refurbishment of the existing stone building along Brewery Lane, including the provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street;
- The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels;
- Public realm improvement works to Upper Maiden Street, including paving and all associated works;
- And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities.

The proposed development is for the change of use of the existing buildings from commercial and residential to multifunctional community, arts and commercial use at 114 Maiden Street, Newcastle West, Co. Limerick. The site is 0.1305 hectares.



Plate 1 **Site Location**



Plate 2 *View of the site from corner of Maiden Street and Bridge Street.*

2.1 Public Consultation:

The plans and particulars were placed on public display from the 24th April, 2026 up to and including 25th May, 2026, and submissions and observations were invited up to the 9th of June, 2026.

3.0 Submissions with respect to the proposed development

9 third party submission/observation and no statutory body submissions/observation were received and are listed below:

No.	Name
1.	Patrick c/o Colman Cotter, Sullane House, Great Island Enterprise Park, P31 HE65
2.	James O'Sullivan, Hillbrook, Templeglantine, Co. Limerick, V94R97X
3.	Eleanor O'Sullivan, Boherbue, Newcastle West, Co. Limerick
4.	Ian Scanlon, Upper Maiden Street, Newcastle West, Co. Limerick
5.	Clare Sammon, 11 Hawthorn Drive, Newcastle West, Co. Limerick, V42AH68
6.	Tracey Nutterfield, 21 Chestnut Gardens, Bothar Bui, Newcastle West, Co. Limerick, V42DX02
7.	Mike Mac Domhnaill, "An Tigh Fada", Gort Buí, Newcastle West, Co. Limerick, V42 YK02
8.	Ann Byrne, annwbyrne08@gmail.com
9.	Vicki Nash, mugginsv@gmail.com

SUB (1) Colman Cotter on behalf of Patrick Dooley

Submission Summary:

A submission has been received from Colman Cotter and Co. Consulting Engineers acting on behalf of Mr. Patrick Dooley, owner of neighbouring property, on the Northern side of the site. The Client very much welcomes this proposed development, however, wishes to ensure that the proposed development does not affect his property. Clarification is sought in relation to:

- Details of the foundations of the Northern wall of the proposed building due to the proximity of the new building to the adjoining property.
- Proposed construction method for the Northern wall of the proposed development.

Mayor's Response:

Structural design, including foundation detail and detailed construction methodology, will be developed during the detailed design stage. These details will require site investigations to be carried out and will be developed in line with best practice. Engagement will be carried out with relevant stakeholders, as the detailed design progresses.

SUB (2) James O'Sullivan

Submission Summary:

The submission outlines that the project has not had sufficient input from relevant stakeholders in Newcastle West. While new projects are welcome to Newcastle West this has not been properly thought through. Squeezing multiple ideas into a confined space, with no thorough process. No research on costings of building the project or ongoing yearly costs to ascertain if it is viable and self-sufficient without subsidies of some kind. A project that very likely has the potential to become a white elephant and is not the best use of public funds in the town at this present moment. Key points highlighted: (i) Parking is an issue for e.g. for stage/musician works; (ii) Coffee shop proposition will dilute new private additions to town in the last year. (iii) Stage space is not fit for purpose. There are more unknowns in this project which highlights the lack of due diligence applied so far. The observer indicates that as it stands this project is not an appropriate project to be moved forward.

Mayor's Response:

This concept for this project, originated through an extensive public consultation process, co-funded by the European Union/Department of Heritage, Housing and Local Government, under the THRIVE (Town Centre First Heritage Revival Scheme) initiative. An intensive public engagement programme informed the development of the Integrated Urban Strategy, which identified the needs within the town, which included tackling dereliction and vacancy on Maiden Street and the need for a multi – functional space, as outlined in this proposal, incorporating arts and community space. This is further supported by feasibility studies, which have been carried out by the Local Authority, to develop an Arts offering in the town, over a long period of time.

The proposals set out in the proposal seeks to revitalise the town centre in line with national and regional planning policy and in line with the Town Centre First Policy, supported

by Government. In terms of parking, this town centre site, has accessible town centre parking, within the Market Yard, The Square, as well as available on street parking, in close proximity to the proposed development.

The proposed development of a commercial space, on the ground floor of the proposed building is to activate the street, provide an active frontage on a key throughfare in the town centre. It is intended that the proposed development will complement business in the town centre.

In terms of the detailed design of the stage, there is ongoing engagement with stakeholders/ specialist in this area, around the logistics of staging, lighting and sound, this will progress through the detailed design process, to inform the final interior design.

SUB (3) Eleanor O'Sullivan

Submission Summary:

The submission welcomes the development of an arts, music, community offering in the town. However, concerns are raised around the need, feasibility and research, which has gone into this project. Queries are raised in relation to the choice of the site, adequate parking, accessibility of music/sound crews, bringing equipment to the facility.

Additional concerns are highlighted around the operation and the lasting impact the proposal will have on the town.

Queries arise in relation to the level of engagement that has been carried out locally to inform the decision-making process proposed. The observer concludes that there are alternative sites which could be developed as a more cost effective and sustainable options.

Mayor's Response:

This concept for this project, originated through an extensive public consultation process, co-funded by the European Union/Department of Heritage, Housing and Local Government, under the THRIVE (Town Centre First Heritage Revival Scheme) initiative. An intensive public engagement programme informed the development of the Integrated Urban Strategy, which identified the needs town, which included tackling dereliction and vacancy on Maiden Street and the need for a multi – functional space, as outlined in this proposal, incorporating arts and community space. This is further supported by feasibility studies, which have been carried out by the Local Authority, to develop an Arts offering in the town, over a long period of time.

In terms of accessibility for staging and sound crews, the Local Authority have published a proposal to declare the adjoining Brewery Lane, as a public road, which will lead to the Market Yard and will be within 60 metres of the rear door of the stage. The location of the town centre site offers a real opportunity for town centre revitalisation, this coupled with the activation of Brewery Lane, will enhance connectivity and permeability in the town centre.

SUB (4) Ian Scanlon

Submission Summary:

The submission received welcomes investment in Newcastle West and support of the principle of regeneration, reuse of vacant buildings and the provision of community, cultural and commercial facilities in the town core, the submission is not an objection in principle, however, it seeks to ensure the proposal properly addresses and interfaces with the adjoining lands at 110 and 111 Maiden Street, which have been the subject to a recent planning application, Planning Reference 25/60396.

Key points outlined in the submission as follows:

1. Concerns regarding the impact on adjoining permitted development, which has the benefit of a recent planning consent. This proposal should not compromise, prejudice, or undermine the implementation of this proposed development. The proposal should be designed in a manner that complements and accommodates adjoining approved development.
2. Concerns with regard to access arrangements, during negotiations relating to the disposal of lands to Limerick City and County Council, it was agreed that provision would be made for continued access and bin storage arrangements to facilitate the implementation and operation of the approved development at 110 and 111 Maiden Street.
3. Concerns regarding bin storage and servicing. No dedicated or clearly identified bin storage arrangement appears within the submitted Part VIII drawings.
4. Concerns regarding fire safety and emergency egress have been highlighted; the Part VIII proposal should demonstrate at this stage that the development will not adversely affect the safe implementation and operation of the adjoining permitted development.
5. The proposed development introduces significant changes in levels between the Council lands and the adjoining site. It is acknowledged that existing site levels present a number of challenges; the current proposals do not demonstrate how these issues will be satisfactorily resolved.
6. Concerns flagged in relation to the proposed basement level and structural interface, with the adjoining property. The submitted information does not adequately demonstrate how these matters will be addressed or how adjoining developments will be protected during construction.
7. Concerns raised in relation to the impact on the Architectural Conservation Area, taking account of the significant interventions proposed on site. Consideration to be given to the impact of the development on the character and appearance of the Architectural Conservation Area. The observer requests that additional photomontages, verified views and a more detailed assessment of the impact of the proposed height, scale and massing be considered, prior to the proposal been finalised.

Mayor's Response:

1. The proposal has been designed with considerable consideration of the adjoining site. Many of the items identified in the submission, including fire and accessibility will be subject to applications, to the relevant competent authority and will require engagement with the adjoining property owner, which will be ongoing

throughout the detailed design and construction phase of the proposed development, if permitted.

2. Access arrangement have been identified in the proposed development, it is not intended to impact or obstruct the development of the adjoining proposals, further engagement will take place with the adjoining landowner, through detailed design and the operational phase, to ensure adequate waste management.

3. Bin storage details and servicing have been identified, which will cater for the development on site and the adjoining site, further engagement will take place with the adjoining landowner, through detailed design and the operational phase, to ensure adequate waste management, is available to cater for the proposed development.

4. In terms of fire safety and accessibility, the proposed development will require full fire and disability certification, and full compliance will be carried out, to ensure the building is safe from a fire and accessibility perspective. Further engagement will take place with the adjoining landowner, through detailed design and in the operational phase.

5. Full details of all levels and indicted levels on the adjoining site have been considered in informing the design, further engagement will take place with the adjoining landowner, through detailed design process.

6. Structural details including foundation details will be developed during the detailed design stage. These details will require site investigations and be developed, accordingly, and engagement with impacted neighbouring landowners will be carried out.

7. The site is located within an Architectural Conservation Area. An Architectural Heritage Impact Assessment has been prepared to support this proposal and submitted as part of this Part VIII. The proposal has been developed to positively contribute to the streetscape and has taken cognisance of the heritage of Maiden Street, in terms of the design and fenestration, in consultation with the conservation and heritage team in the Local Authority.

SUB (5) Clare Sammon

Submission Summary:

The submission received is broadly welcoming of investment to the town of Newcastle West, however, concerns have been raised in relation to the level of consultation with representative groups. Concerns have been highlighted in relation to the nature and use of the proposed facility and the operational model for the proposed development.

The submission highlights concern regarding the lack of parking and the lack of an overall comprehensive plan for Maiden Street in terms of addressing parking. Further issues identified include the assessment of alternatives and more suitable alternatives identified in the submission. Furthermore, the observer indicates that the town is badly in need of public buildings and spaces for youth, sports and elderly but it needs time to plan this properly with proper consultation.

Concern has been highlighted in relation to the use of UK based company preparing the planning proposal and the impact of this on the local economy.

Finally, the submission concludes, outlining concern for the capacity of the stage area and dressing rooms, to cater for the proposed stage area.

Mayor's Response:

This concept for this project, originated through an extensive public consultation process, co-funded by the European Union/Department of Heritage, Housing and Local Government, under the THRIVE (Town Centre First Heritage Revival Scheme) initiative. An intensive public engagement programme informed the development of the Integrated Urban Strategy, which identified the needs town, which included tackling dereliction and vacancy on Maiden Street and the need for a multi – functional space, as outlined in this proposal, incorporating arts and community space. In the consultation process informing the Integrated Urban Strategy, the Local Authority engaged with all a wide variety of individuals, across all ages and sectors of the community, as well as representative groups, including young people, in schools, to inform the development of the proposal.

In terms of parking, this town centre site, has accessible town centre parking, within the Market Yard, The Square, as well as available on street parking, in close proximity to the proposed development.

The Integrated Design Team, responsible for the development of the proposals have been procured in line with public procurement requirements and comprises of a mix of specialists, who have informed the design of the Part VIII proposals.

In terms of the detailed design of the stage/dressing room space, there is ongoing engagement with stakeholders/specialists in this area, around the logistics of staging, lighting and sound, this will progress through the detailed design process, to inform the final interior design.

SUB (6) Tracey Nutterfield**Submission Summary:**

The submission outlines support for the allocation of THRIVE funding to Newcastle West to support the delivery of much wanted community space. However, concerns are raised in relation to the lack of parking, including a loading bay for deliveries to proposed café and for the offloading of equipment. Securing access from Brewery Lane is crucial to support the development of this site.

Concerns highlighted regarding limited area and the incorporation of soundproofing to enhance the usability of the space. Concerns also highlighted in relation to size of rooms and functionality of the building and lack of sufficient restroom facilities.

The submission concludes highlighting concerns regarding the layout and use of the commercial space and suggests the use of this space would be best suited as a wine/tapas bar/cafe, rather than a singular use, as a cafe. Finally, concerns identified regarding limited consultation with the Elected Members, at the public events held, during the Part VIII process.

Mayor's Response:

In terms of parking, this town centre site, has accessible town centre parking, within the Market Yard, The Square, as well as available on street parking, in close proximity to the proposed development. Regarding Brewery Lane, the Local Authority have published a proposal to declare the lane, as a public road, which is running in parallel to this process.

Full acoustic design will take place at the detailed design stage. Consideration for public spaces and how they will be used and comfort levels will all be considered, as well as how the building will be managed and operated to maximise the potential occupancy of the building. The proposed development of a commercial space, on the ground floor of the proposed building is to activate the street, provide an active frontage on a key throughfare in the town centre. It is intended that the proposed development will complement business in the town centre. The intention is that the space will be open in the evenings and contribute to the nighttime economy of Newcastle West.

The Municipal District Elected Members have engaged and are extremely supportive in relation to proposals, which progress town centre revitalisation, and have advocated for proposals to support the arts and community development of the town for a long number of years. The Elected Members have engaged in the preparation of the Integrated Urban Strategy, the formulation of the Part VIII proposal and have supported information events regarding the proposal.

SUB (7) Mike Mac Domhnaill

Submission Summary as Gaeilge:

Tá aighneacht faighte ó Conradh na Gaeilge and Glór na nGael.

1. Go mbeadh an Ghaeilge lárnach sa bhfógraíocht.
2. Go mbeadh aitheantas tugtha do ealaíontóirí agus scríbhneoirí na háite (m.s. Michael Hartnett, Cliodhna Cussen agus daoine eile). Tuigim go bhfuil pleananna do Fuller's Folly ach níl siad feicthe agam agus b'fhéidir go bhfuil smaointe ann maidir leis seo? Ba mhaith linn bheith ar an eolas.
3. Seomra ar fáil do ranganna Gaeilge/Ciorcail Comhrá agus imeachtaí a bhaineann leis an teanga.

The submission received, on behalf of Conradh na Gaeilge/Glór na nGael, welcomes the proposal and outlines that the Irish language should be considered and central to the operation of the building, both in advertising and utilising Irish artists. There are also proposals for the use of Fullers Folly to recognise local writers and artists. The submission also calls for availability of a room for Irish classes/Ciorcail Comhrá (conversation circles) and events related to the Irish language.

Mayor's Response:

Is cúrsaí oibríochta iad fógraíocht agus úsáid an fhoirgnimh, lena n-áirítear ranganna agus imeachtaí Gaeilge a ionchorprú ina n-úsáidtear an Gaeilge, agus cuirfear san áireamh iad in oibriú laethúil na háise.

Full consideration of advertising and use of the building, including incorporating Irish classes and events utilising the Irish language are operational matters and will be considered in overall day to day operation of the facility.

SUB (8) Ann Byrne

Submission Summary:

The submission welcomes the proposal, having been involved in the promotion of the arts for over 40 years. The incorporation of Brewery Lane, into the wider plans is exciting for the town centre.

Concerns raised regarding capacity of the theatre space, which is quite limited at 140 as a lot of annual music events will still have to travel out of town for a space big enough to accommodate them. If the design incorporated a gallery space alongside the theatre that could be used as a theatre extension when required and closed off when not in use. Concerns also highlighted with regard to the exhibition space, in terms of capacity to deal with the needs of the arts community.

Artist's studio spaces are badly needed in Newcastle West and it would really enhance the area to have artists working and living in the town. A reception and information desk with perhaps a selling area for local Arts and Crafts would be a great asset and also help to attract passing tourists to the town.

Mayor's Response:

The theatre has been designed taking account of the catchment of Newcastle West, other nearby offerings, capacity and the design of many theatres serving similar communities across the country and it is acknowledged that some production will still require bigger spaces to perform. However, taking into consideration all factors, it has been determined that the capacity identified here, will serve the needs of the community, in terms of a high-quality performance space, with additional space to grow the arts and cultural needs of the town.

In terms of the detailed design of the theatre and exhibition space, there is ongoing engagement with stakeholders/specialist in this area, around the logistics of staging, lighting and sound, this will progress through the detailed design process, to inform the final interior design. The proposed development does incorporate artist studio space, the delivery of this space, will be determined by demand and viability to deliver.

SUB (9) Vicki Nash

Submission Summary:

The observer outlines that as a long-standing arts organiser and supporter of the Arts and various other community groups, they consider the plan for a Community, Arts and Commercial Facility to replace derelict properties, Nos. 112, 113, 114, as ambitious. However, it has the potential to provide much needed spaces for the arts in its broadest sense and to support other community groups, while upgrading a significant portion of Maiden Street. The submission recognises the historic importance of Maiden Street, in terms for skilled artisans and craftspeople.

The submission outlines the specific need for the inclusion of a theatre space, and recognises that the scale of the space, must be relative to its setting and audience, in order to become

financially viable. Concerns have been highlighted in relation to the limited backstage area - including dressing rooms and storage - immediately adjacent to the stage itself. This space is a prerequisite for a modern functional theatre.

The submission welcomes the potential for the inclusion of audio and recording studio space and will support many groups and a wide variety of users. Adequate space must be incorporated into the facility to facilitate the visual arts and multiuser exhibitions, as well as amenities to support the functioning of the building.

Queries have arisen, in relation to accessibility of the building for wheelchair users and the overall accessibility of the buildings from Brewery Lane.

The submission outlines the historic importance of No. 112 Maiden Street, in relation to An Garda Síochána been established in the town in 1922, the submission requests an acknowledgement of this in the building, in recognition of its importance.

The submission concludes that parking issues should be addressed, in terms of time limits for paid parking, for users of the facility.

Mayor's Response:

The proposed development located in the Architectural Conservation Area, for Newcastle West, on a very historic street, in the town centre has been developed and designed to have regard to the setting. Maiden Street is steeped in the history, further highlighted in the submission with reference to No.112 Maiden Street.

In terms of the detailed design of the theatre and exhibition space, there is ongoing engagement with stakeholders/specialists in this area, around the logistics of staging, lighting and sound, this will progress through the detailed design process, to inform the final interior design.

In terms of accessibility, the proposed development will require full fire and disability certification, and full compliance will be carried out, to ensure the building is accessible for user.

In terms of parking, this town centre site, has accessible town centre parking, within the Market Yard, The Square, as well as available on street parking, in close proximity to the proposed development.

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ecology Research & Solutions Ltd for the proposed development. The screening examined the impacts the proposed development may have on European Designated Sites including the Lower River Shannon SAC (Site Code 002165 and Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161). The report concludes that the proposed development is not likely to have a significant effect on any European Site given the nature of the proposed works. The screening report has been reviewed by the Heritage Officer (18/06/26) and agreement indicated with the conclusions.

The concluding commentary states:

- The proposed development has been screened to assess its potential impacts on the Natura 2000 network. The assessment concludes that the redevelopment will not give rise to likely significant effects on any designated European sites and, as such, an Appropriate Assessment is not required.
- The assessment examined the potential for the proposed development, either individually or in combination with other plans or projects, to give rise to likely significant effects on any European Site, having regard to their conservation objectives.
- The screening process involved a detailed review of the nature, scale, and location of the proposed works, the receiving environment and ecological baseline, and the identification of any European sites with a potential pathway for impact. Consideration was also given to potential impact pathways, including hydrological connections, disturbance effects, habitat loss, and possible in-combination impacts.
- The nearest European sites were identified as the Lower River Shannon SAC (002165) and the River Shannon and River Fergus Estuaries SPA (004077). However, the proposed development is located entirely outside these designated sites and is both physically and hydrologically separated from their qualifying features. No direct or indirect pathways for impact were identified, and the project does not involve any instream works, drainage modifications, discharges, or activities that could adversely affect water quality or the ecological integrity of the Natura 2000 network.
- On the basis of the information available and applying the precautionary principle, it is concluded that the proposed development is not likely to have significant effects on any European Site, either alone or in combination with other plans or projects. Consequently, a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required. This determination is made based on the best available scientific information and in full compliance with relevant legislative and guidance requirements.

Having regard to the above, the scale of the development and the distance of the development from any SAC and SPA, the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA either alone or in combination with other plans or projects and therefore a Stage 2 NIS is not necessary.

5.0 Environmental Impact Assessment Screening

An EIA Screening Report has been prepared by Ecology Research & Solutions Ltd and submitted with the application which considered whether an EIA is required for the proposed development. The submitted EIA Screening Report concludes that there is no real likelihood of significant effects of the environment having regard to the nature, scale and location of the proposed development. The characteristics and sensitivities of the site and receiving environment are not considered vulnerable to significant adverse effects from the project with the appropriate best practice standards and procedures being implemented throughout the project.

The development is not listed in Schedule 5 Part 1 and does not meet or exceed sub-threshold requirements in Schedule 5 Part 2 as specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended). Having regard to the size of the development, located within a modified environment, it is considered that the development as proposed does not require the preparation of an Environmental Impact Assessment Report. The screening report has been reviewed by the Heritage Officer (18/06/26) and agreement indicated with the conclusions.

6.0 Key Policy Provisions

Limerick Development Plan 2022-2028:

Newcastle West is identified under Table 2.4 Limerick Settlement Hierarchy as a Level 2 Key Town.

The Limerick Development Plan 2022-2028 sets out the following policies and objectives with respect to acceptable development at the location in question:

Policies and Objectives

Objective CGR O11 Level 2 Key Town Newcastle West

It is an objective of the Council to:

- a) Promote Newcastle West as a key service centre and to promote the sustainable growth of the town to become a self-sufficient settlement and act as a service centre for its inhabitants and rural hinterland. At least 30% of all new homes shall be located within the existing built-up footprint of the settlement, in order to deliver compact growth and reduce unsustainable urban sprawl.
- b) Support and promote the role of Newcastle West as a strategically located urban centre of significant influence in a sub-regional context. In particular, it is an objective to promote the opportunity for interregional collaborations across county boundaries with Abbeyfeale, Listowel and Rathkeale and locations identified in the Strategic Integrated Framework Plan for the Shannon Estuary, which offer collective strengths and potential for project partnerships to drive sustainable economic growth in the West Limerick/ North Kerry area;

- c) Support the initiatives of the Atlantic Economic Corridor to realise the full potential of the Newcastle West enterprise assets to support job creation, improve competitiveness, attract investment and create future economic growth;
- d) Support the delivery of the infrastructural requirements identified for Newcastle West subject to the outcome of the planning process and environmental assessments;
- e) Support and promote the tourism potential of Newcastle West's historical heritage to facilitate the expansion of the existing tourism offer and to develop connectivity to, and synergies with, Newcastle West and the Great Southern Greenway;
- f) Support the identification of opportunities for investment in incubation and innovation infrastructure for ICT and related companies and capitalise on Newcastle West's ability to accommodate remote working, enterprise start-ups and up-scaling companies.

Objective CGR O12 Newcastle West Local Area Plan

It is an objective of the Council to monitor and review the Local Area Plan for Newcastle West to align with the Limerick Development Plan 2022 – 2028, which will recognise the role of Newcastle West as a Key Town for growth within Limerick.

Objective CGR O2 Place-making, Universal Design and Public Realm

It is an objective of the Council to:

- a) Ensure that all developments are designed to the highest quality with respect to the principles of placemaking, universal design and public realm including the guidance set out under the Urban Design Manual – A Best Practice Guide (2009) and the Design Manual for Urban Roads and Streets (2013) the Whole of Government National Disability Inclusion Strategy (NDIS) 2017-2022 and the 2020 DMURS Interim Advice Note – Covid 19 Pandemic Response.
- b) Prepare and facilitate implementation of Public Realm Plans for settlements including Limerick City, Adare and Rathkeale.
- c) Ensure the construction of the highest quality and innovative designed buildings, in particular on the approaches to Limerick City, along the Riverfront/Quays, on important street corners or junctions, corner sites, the end of vistas and gateways, Town Centres and the edges of public squares or open space.

Objective CGR O10 Revitalisation

It is an objective of the Council to promote and support the utilisation of targeted incentives, investment opportunities and various funding sources such as the Urban Regeneration and Development Fund, the Rural Regeneration and Development Fund and the Town and Village Renewal Scheme to facilitate the revitalisation and transformational renewal of Limerick's City, towns and villages for residential, employment, community and recreation purposes.

Objective ECON O9 Newcastle West

It is an objective of the Council to:

- a) Support and promote the role of Newcastle West as a strategic urban centre of significant influence to realise the full potential of the town, including its role as part of the Atlantic Economic Corridor Initiative.

- b) Support the improvement of retail facilities in Newcastle West Town Centre, through the provision of modern shop units and a growth in floor space.
- c) Support opportunities for brownfield redevelopment to support mixed use sustainable urban development, improve on and enhance the vitality and viability of the Town Centre and increase its competitiveness with other retail destinations.
- d) In areas adjacent/contiguous to the core retail area to support the diversity of non-retail uses at street level contiguous to the core retail area, where such uses attract customers that complement the vitality and viability and bring linked trips to the Town Centre.

Objective ECON O15 Active Street Frontages

It is an objective of the Council to:

- a) Control the provision of nonretail uses at ground floor level in the principal shopping streets of Limerick City Centre, Town Centres and District Centres and within the shopping parades of mixed-use Local/ Neighbourhood Centres.
- b) Encourage the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts where poor replacements have been installed, discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs.
- c) Prepare Shopfront Design Guidelines, within the lifetime of the Development Plan and ensure implementation of these guidelines on completion.
- d) Promote quality retail design which will be implemented through the development management process due to the dominant visual and use role it plays in a city, town or village streetscape in accordance with the Guidelines for Planning Authorities: Retail Planning (DoECLG, 2012) and the accompanying Retail Design Manual.
- e) Promote the revitalisation and reuse of vacant or derelict properties and shop units. Where viable retail cannot be sustained then alternative uses for the property/unit will be considered.

Objective ECON O16 Night Time Economy

It is an objective of the Council to support the development of the night time economy throughout Limerick and to prepare a night time strategy and ensure the implementation of this strategy on completion

Objective ECON O32 Cultural and Creative Industries

It is an objective of the Council to promote the development of cultural and creative enterprises.

Objective SCSI O2 Accessibility for All

It is an objective of the Council to: a) Seek the provision of appropriate, inclusive and accessible, safe amenity, recreational open space and community facilities that are available for all sections of the community, both urban and rural at a convenient

distance from their homes and places of work. b) Ensure that community facilities, recreation, play and leisure facilities are fully accessible to all users and are compliant with current legislative requirements.

Objective SCSi O5 Multi-Use of Facilities

It is an objective of the Council to develop, in partnership with other agencies, opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space. The Council will expect proposals to facilitate multi-purpose uses through their design and layout and to be accessible by multiple users.

Objective SCSi O6 Strategy on Community Facilities

It is an objective of the Council to develop a strategy based on the community facilities audit and identify where new and/or improved community infrastructure should be provided throughout Limerick.

Objective SCSi O8 Place-making for the Community Multifunctional Community, Arts and Commercial Space.

It is an objective of the Council to:

- a) Develop and protect an open space network and hierarchy of quality public and community spaces, to extend close to where people live and which can accommodate a variety of recreational amenities and facilities for the community at large.
- b) Incorporate specific facilities and amenities that would promote exercise and movement as well as rest and relaxation in a natural way and in a variety of settings.
- c) Protect areas which are considered to be quiet or which offer a sense of tranquillity, through a process of identification and validation followed by formal designation of 'Quiet Areas'.

Objective SCSi O31 Art and Culture

It is an objective of the Council to:

- a) Support the objectives of Limerick Cultural Strategy 2016-2030, Limerick Local Economic and Community Plan 2016-2021 and Limerick City and County Heritage Plan 2030;
- b) Ensure the capacity to stage public events is a factor in the provision and design of public spaces;
- c) Promote appropriate public art installations, including the 'Per Cent for Arts Scheme', as part of all major infrastructural projects and also renewal;
- d) Ensure that the potential for the accommodation of creative hubs and clusters is a key consideration in renewal programmes such as within the City Centre Innovation District; the Colbert Station Quarter; the Docklands and in historic Town Centres.

e) Promote the provision of venues that are flexible spaces that are fit for purpose for theatre, music or dance performance and visual arts in locations that are accessible with respect to public transport, are inclusive in terms of accessibility and would contribute to creative clusters through their location, design and accessibility;

f) Strengthen existing art and cultural infrastructure;

g) Promote the provision of studios and specialised facilities for arts and music production, film and digital media, where they would help revitalise the City Centre, historic towns, areas earmarked for regeneration or renewal and as part of renewal programmes or projects;

h) Consider the production of spaces and facilities for the arts.

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Objective PF O1 Physical Framework Strategy

It is an objective of the Council to:

- a) Build a strong competitive economy.
- b) Promote healthy communities.
- c) Require good design.
- d) Promote sustainable movement.
- e) Deliver a wide choice of high-quality homes.
- f) Support high quality communications infrastructure.
- g) Meet the challenge of climate change and flooding.
- h) Conserve and enhance the natural and historic environments.

Policy CS P2 Compact Growth

It is a policy of the Council to support the compact growth of Limerick City Metropolitan Area, towns and villages by prioritising housing and employment development in locations within and contiguous to existing City and town footprints where it can be served by public transport and walking and cycling networks, to ensure that development proceeds sustainably and at an appropriate scale, density and sequence, in line with the Core Strategy Table 2.7.

Policy CGR P1 Compact Growth and Revitalisation

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

Objective HO O3 Protection of Existing Residential Amenity

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

Objective CS O2 Capacity of Town/Village to Absorb Development

It is an objective of the Council that development within towns and villages shall be considered on the basis of its connectivity to the existing town/village core, capacity (infrastructural, social, cultural and economic), good design, community gain and proper planning and sustainable development.

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

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 IN O21 Construction and Demolition

It is an objective of the Council to:

- a) Require construction Waste Management Plans to be submitted as part of planning applications, to address waste management on site during construction and mitigation measures to address waste generation, in accordance with the principles of the circular economy and the principles of prevention, renewal and recycle.
- b) Require a Refurbishment/Demolition Asbestos Survey (RDAS) with full details of disposal of the asbestos to be submitted with any planning application. The RDAS should be carried out in accordance with Section 8 of the Health and Safety Authority, Asbestos Guidelines (Practical Guidelines on ACM Management and Abatement) by a suitable qualified professional with expertise in asbestos disposal.

Table DM 9(b): Car and Bicycle Parking Standards – Newcastle West and other settlements

Newcastle Local Area Plan 2023-2029 - the site is zoned 'Town Centre'.

Objective: To protect, consolidate and facilitate the development of Newcastle West's commercial, retail, educational, leisure, residential, social and community uses and facilities.

Purpose: To consolidate Newcastle West's Town Centre through densification of appropriate commercial and residential developments ensuring an appropriate mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets,

while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zoning will strengthen retail provision in accordance with the Retail Strategy for Limerick – Shannon Metropolitan Area and County Limerick 2022 –2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.

Policies and Objectives

Policy EDP1 Strategic Economic Development

It is a policy of the Council to promote, facilitate and enable economic development and employment generating activities in Newcastle West on lands zoned ‘Enterprise and Employment’ in a sustainable manner in accordance with the Proposed Limerick Development Plan 2022 – 2028, the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.

Policy TCFP1 Town Centre

- (a) Support the implementation of the Centre First Programme in Newcastle West.
- (b) Capitalise on the infrastructural investments in the town that support the Town Centre First programme within the lifetime of this Plan and seek further opportunities to promote Newcastle West as a viable, vibrant and attractive town centre to live, work and visit fulfilling its roles as the service, social, cultural, economic and recreational hub for the local community and hinterland sensitive to the town’s rich architectural heritage and improved public realm.
- (c) Promote high quality place-making and public realm, in accordance with the Limerick Development Plan 2022 – 2028, including the Development Management Standards, any replacement thereof and any relevant Section 28 Guidance. All development shall demonstrate climate resilience measures to climate-proof critical infrastructure.
- (d) Ensure the highest quality of public realm and urban design principles are applied in the town centre, and the opportunity areas as identified in this Plan.
- (e) Ensure development proposals are designed in such a manner as to enhance the town centre and should give due consideration to:
 - Site context - Surrounding Built heritage
 - Climate resilience - Connectivity/Permeability - Public realm improvements - Adaptability - Privacy - Amenity - Parking provision.

7.0 Appraisal

Principle of Development:

This application is for the change of use of the existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use, at 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick on appropriately zoned lands in the ownership of Limerick City and County Council.

The land use zoning in place is Town Centre. In this regard, the Council seeks to promote sustainable development and support the growth of the local economy through the provision of appropriate community space within an established town centre location.

The development aligns with Objective CGR O2 (Place-making, Universal Design and Public Realm) in that it promotes a high-quality design approach, improves the public realm and integrates principles of universal access. The proposal provides an opportunity to enhance the streetscape through active frontage, permeability and improved visual engagement with the public domain.

The scheme is consistent with Objective CGR O10 (Revitalisation) and Policy CGR P1 (Compact Growth and Revitalisation) by facilitating the regeneration and reuse of underutilised town centre buildings. The proposal represents an effective use of a centrally located brownfield site, contributing to the wider revitalisation of Newcastle West in line with funding and regeneration objectives.

The development also accords with Objective ECON O9 (Newcastle West), supporting the role of the town as a key service centre. The proposal contributes to the vitality and viability of the town centre through the introduction of a mixed-use, community-focused development and supports the diversification of town centre uses, particularly in areas adjoining the core retail function.

In addition, the proposal aligns with Objective ECON O15 (Active Street Frontages) through the reactivation of vacant premises and the provision of uses that will generate consistent footfall and street activity. The reuse of these buildings will make a positive contribution to the visual quality and function of the streetscape. The development also supports Objective ECON O16 (Night Time Economy) by facilitating uses that can extend activity into evening periods.

The inclusion of arts and cultural space is consistent with Objective ECON O32 (Cultural and Creative Industries) and Objective SCSI O31 (Art and Culture), supporting the development of cultural infrastructure and providing flexible spaces for creative and community use within the town centre.

The proposal further aligns with Objective SCSI O2 (Accessibility for All) and Objective SCSI O5 (Multi-Use of Facilities) by providing inclusive, accessible and flexible community spaces designed to cater for a wide range of users and activities. This approach is reinforced by Objective SCSI O6 (Strategy on Community Facilities)

and Objective SCSI O8 (Place-making for the Community Multifunctional Community, Arts and Commercial Space), which encourage the provision of multifunctional, well-located community infrastructure.

From a broader policy perspective, the development supports Policy CS P2 (Compact Growth) and Objective PF O1 (Physical Framework Strategy) by promoting sustainable development within the existing urban footprint, supporting economic activity, good design and healthy communities, while also contributing to the conservation and enhancement of the built environment. The proposal is also consistent with Objective CGR O4 (Active Land Management) through the reuse and revitalisation of vacant and underutilised buildings, ensuring efficient use of serviced lands. Consideration of design, layout and sustainability measures also aligns with Objective CAF O4 (Climate Proofing).

Having regard to the above policy context, including the emphasis on regeneration, compact growth, high-quality design, accessibility and the provision of multifunctional community and cultural spaces, the proposed development is considered appropriate and acceptable in principle.

Design & Layout:

The proposed development will consist of the conversion of three existing structures into a community building. The removal of much of the substandard 20th-century extensions to the rear is required and retain the front façades and the dividing walls of the original buildings to help preserve their historic identity. Due to the derelict condition of the structures and ongoing deterioration, for structural reasons, the original floors, roofs, and the lower portion of the façade containing the mosaic will be lost. The reconfiguration of the lower levels of the front façade is acceptable from an aesthetic perspective. It is recommended, as part of the proposal that a mosaic façade be incorporated into the redesign, drawing on original detailing such as cill details, soffits, returns, and string courses in order to reflect the historic character.

The retention of the window configuration on the upper two levels is positive, as it maintains the buildings established presence within the streetscape. The replacement of the 20th-century aluminium windows with traditional timber sash windows, repair and cleaning of the original limestone cills is proposed. The repair and reuse of any surviving cast iron rainwater goods, where feasible, within the new façade arrangement is proposed.

The proposal to reopen the historic public route to the Market Yard via the gate to the left of the property, extending through to Brewery Lane, would provide a valuable contribution to the town's regeneration. This connectivity, combined with the active use of the proposed multifunctional community, arts, and commercial space, would serve to enhance permeability and engagement. And the new openings and access through the granary building will help establish a stronger relationship with Brewery Lane. There are public toilets at ground floor of this development serving users of the commercial unit, ground floor community uses and the performance space. A passenger lift is located off the courtyard, equally accessed from Maiden Street or Brewery Lane

to provide access to levels 1 and 2 above. A bicycle store is also located at ground floor to encourage visitors to cycle to the site. These documents were reviewed by the LCCC Architectural Conservation Officer (15/05/26), and engagement took place with the Design Team during the design development process.

Materials and Finishes:

The material approach is appropriate and responds well to the existing fabric, with a clear emphasis on retaining and revealing as much of the original structure as possible. This approach will help to maintain the character of the site while allowing for a straightforward contemporary intervention. The use of timber in the public rooms works well in this context, bringing warmth and improving acoustics, which is important for a building intended for regular community use. It also provides a consistent material language across the new elements.

The exposed stonework of the former grain store within the courtyard is a positive feature, allowing the history of the site to remain visible and adding a sense of texture to the space. Similarly, the retention and exposure of the existing Maiden Street walls internally will help to anchor the scheme and maintain a connection to the original building form and scale. At ground floor level, the arrangement of openings reflects the rhythm and established lines of the traditional shopfronts along Maiden Street. This is a good response to the surrounding streetscape, maintaining continuity while still allowing the building to read as new.

Overall, the palette of materials and finishes is restrained and appropriate, supporting both the conservation of the existing structures and the introduction of a clear and legible contemporary layer. Further details are provided in the Architectural Design Statement and Architectural Heritage Impact Assessment (AHIA) submitted as part of the proposal. These documents were reviewed by the LCCC Architectural Conservation Officer (15/05/26), and engagement took place with the Design Team during the design development process. The buildings were identified as being of architectural interest. The re-use and redevelopment of the vacant buildings along Maiden Street and the vacant granary type building along Brewery Lane will have a positive impact on the character of the Newcastle West Architectural Conservation Area.

Bin Storage:

Secure external bin storage is proposed to the rear of the property with side gate access. This is considered appropriate.

Vehicle and Bicycle Parking:

As set out in Table DM 9(b) of the Limerick Development Plan 2022-2028, the maximum car parking permitted is 1 car parking space per 20m² for a community use (theater used in this case). No parking is proposed as part of the development as ample on-street car parking exists further along Maiden Street or in The Square. Having regard to the above, car parking provision for the proposed development is considered to comply with the requirements set out in the Limerick Development Plan.

As set out in Table DM 9(b) 1 bicycle parking space 20 seats and 1 space per 5 staff is required. There is ample room to retrofit a part of the amenity area to provide any additional spaces as necessary.

Boundary And Landscaping Detail:

The rear boundary of the existing building bounds the Homesavers site. Details of how the boundaries will merge shall be dealt with at the final design stage.

Surface Water Disposal:

The proposed reuse of the existing building is located within an established urban area where a surface water connection is already in place. Given the presence of this existing infrastructure, it is intended to retain and utilise the current surface water outfall as part of the redevelopment. Any works will be limited and will ensure that runoff rates and volumes are managed in accordance with best practice and local authority requirements, with opportunities for minor on-site attenuation or SuDS measures incorporated where feasible.

Services:

The proposed development will connect to existing public foul, water and surface water connections in place.

Invasive species:

There are no noted invasive species on site.

Architecture/Archaeology:

The site is not within the vicinity of a recorded monument. The site is in the Newcastle West Conservation Area (ACA). An AHIA has been submitted as part of the application and reviewed to the satisfaction of the Architectural Conservation Officer.

Construction Environmental Management Plan (CEMP):

The Outline CEMP was prepared by LCCC and details the approach to the demolition and construction waste that will result from this scheme. The CEMP states that the Contractor will comply with all relevant waste management legislation, including the Waste Management Act 1996 (as amended), the Protection of the Environment Act 2003, the Litter Pollution Act 1997, and the Waste Framework Directive (2008/98/EC) as transposed into Irish law by the European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011). In addition, the Contractor will have regard to national policy and guidance documents such as A Waste Action Plan for a Circular Economy (Ireland's National Waste Policy 2020–2025) and the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects, ensuring that all waste arising from the project is managed in accordance with best practice and statutory requirements. Having regard to the above, the Outline CEMP as presented is acceptable.

Bat Survey:

The survey was carried out within the appropriate timeframe for bat surveys, i.e. on the 13th and 14th of April, 2026 and has been reviewed by the LCCC Heritage Officer (18/06/26). The survey is viewed as comprehensive, involving site inspections,

emergence surveys, and the use of thermal cameras, handheld detectors, and static detectors placed within the building, all of which add weight to the survey conclusions. It is acknowledged that a later survey would have been beneficial to establish potential maternity roost usage. Seasonal usage can vary, and bats have been known to occupy previously unsuitable sites during prolonged warm periods, such as the summer of 2018, when increased temperature and dryness improve conditions. The presence of starlings in the building is noted, and works should be scheduled outside the bird nesting season to avoid disturbance. This timing would also provide protection to bats during their most active period and the following are recommended actions during construction or the carrying out of works.

- To avoid disturbance to nesting birds, works on the roof should be scheduled outside the breeding bird season (September 1st to January 31st).
- Undertake mid-summer surveys to establish whether the existing building is used as a maternity roost.
- Ensure any new courtyard lighting is fitted with directional cowls to minimise light spill and reduce impacts on bat activity.

Subject to the implementation of the above recommendations, it is considered that the proposed works can proceed without significant adverse impact on bats or nesting birds.

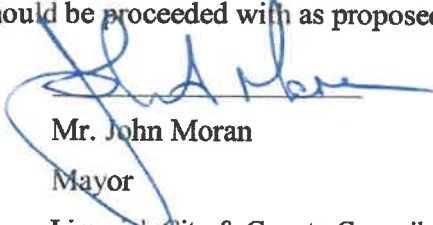
Flooding

The proposed site is not located within a Flood Zone.

8.0 Conclusion:

In conclusion, the proposed development is consistent with the zoning objectives of the Newcastle West Local Area Plan 2023–2029 and the Limerick Development Plan 2022–2028, supporting the town’s vision for compact growth. The project makes efficient use of zoned urban land through the reuse of an existing vacant land, helping to meet the evolving needs of the local community, particularly in the area of culture and community. Furthermore, it aligns with Limerick’s broader goals of creating vibrant and liveable town centres in line with long-term growth strategies. Overall, the proposal is considered to comply with both the Newcastle West Local Area Plan 2023–2029 and the Limerick Development Plan 2022–2028 and represents proper planning and sustainable development of the area.

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 Newcastle West Local Area Plan, 2023-2029 and 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) it is recommended that the proposed development should be proceeded with as proposed.



Mr. John Moran

Mayor

Limerick City & County Council

Date: 3 July 2026

ARCHITECTURAL CONSERVATION SECTION



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

**Planning Application Referral Report – Part 8
Architectural Conservation**

Planning Ref: 26/8382

Applicant: N/A

Development Description: Planning Permission for:

“i) Proposed change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; ii) The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick; iii) The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multi-purpose rooms at first and second floor levels; iv) The restoration and refurbishment of the existing stone building along Brewery Lane and provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street; v) The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels; vi) Public realm improvement works to Upper Maiden Street, including paving and all associated works; vii) And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities.”

Location: 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick.

R.P.S. Reg. No.: N/A

A.C.A.: A.C.A. 11 – Newcastle West

N.I.A.H. Reg. Ref.: N/A

N.I.A.H. Garden Survey Ref.: N/A

Report Prepared By: Shóna O'Keeffe, Executive Architectural
Conservation Officer

Date: 15th May 2026

Definitions: In considering this report and its contents, the reader is advised to bear in mind at all times that An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific interest, or that contributes to the appreciation of a Protected Structure. The Planning and Development Act 2000 (as amended) provides the legislative basis for the protection of ACAs.

Comments: The proposed development is located within ACA 11 – Newcastle West Architectural Conservation Area.

Assessment

I have examined the documentation submitted in support of the application. The Design Team has also engaged with the Architectural Conservation section throughout the design process.

Although the subject site does not include any Protected Structures, the three buildings (Nos. 112-114 Maiden Street) are historic buildings within the A.C.A. that make a contribution to the character of the streetscape and the wider A.C.A. The Design Team have taken the architectural heritage context of the subject site into consideration when developing the design for the redevelopment of this site.

The re-use and redevelopment of the vacant buildings along Maiden Street and the vacant granary type building along Brewery Lane will have a positive impact on the character of the Newcastle West Architectural Conservation Area.

Recommendation:

The general method statement, as outline in Section 8 of the A.H.I.A. and the conservation approach, as outlined in Section 2.2 of the Planning Statement, should be adhered to.

Signed:



Shóna O'Keeffe

Executive Architectural Conservation Officer

Date: 15th May 2026

FIRE AUTHORITY

From: Crawford, Murtagh <murtagh.crawford@limerick.ie>
Sent: Tuesday 9 June 2026 16:25
To: Planning Referrals <planningreferrals@limerick.ie>
Cc: fireservice <fireservice@limerick.ie>
Subject: 268382 File No FIRE Murtagh Crawford

Fire & Building Control have no objections in principle with the proposed development ref 268382 as per the following:

- Vehicle Access for Fire Appliances shall be in accordance with section 5.4 of TGD Part 8 Vol1 1 2026.
- A Fire Safety Certificate and Disability Access Certificate application shall be required for the proposed development.
- The works shall be designed and constructed in accordance with Building Regulations 1997-2024.
- The Building Control Regulations 1997-2024 apply to all applicable works.

Regards

Murtagh Crawford
Assistant Chief Fire Officer | Fire & Emergency Services
Regional Services Directorate
Limerick City & County Council
Lissanalta House, Dooradoyle,
Co. Limerick, V94 3W44

T: 061-556265
E: murtagh.crawford@limerick.ie

HERITAGE OFFICER



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Planning Application Internal Report

Planning Ref: PT8LL382 26/8382

Applicant: LCCC

Development Description: Part 8 Redevelopment of existing buildings.

Report Prepared By: T O Neill Heritage Officer.

Comments: the survey was carried out within the appropriate time frame for bat surveys i.e on the 13th and 14th of April. It was comprehensive in that it involved site inspections, emergence surveys and the use of thermal cameras, handheld detectors and static detectors placed in the building all of which add weight to the survey consultations. I would agree with the late survey to establish maternity roosts or summer roost suage. This can vary as I have seen bats occupy sites that were previously unsuitable during the long warm summer of 2018. The additional warmth and dryness had rendered previously suboptimal sites much more useful from a bats perspective. I would also agree with the recommendation re light cowls to minimise light spill and lighting effects. While some species such as Pipistrelles and Leislars, in my experience, are more tolerant of lighting than others any techniques to reduce the effects of lighting would be welcomed to reduce its overall effects on bat activity.

The presence of starlings in the building is noted, and I would agree with the recommendation to carry out works only outside the bird nesting season to avoid disturbing them. It would also confer protection to bats during their time of most intensive activity.

In relation to Appropriate Assessment, the site is outside any Natura 2000 site as noted .it is in a built-up area on a previously modified site and the scale of work is such it is not likely to have an effect on any Natura 2000 site.

Similarly in relation to EIS, it is subthreshold and considering it is the re-development of a brown field site is not likely to generate significant environmental effects. Any effects are likely to be minor and localised.

Recommendation:

Recommend Part 8 approval for this development

Signed T O Neill **Date:** 18/6/2026

MID WEST ROADS

Oifig Dearadh 86thar
Náisiúnta an Mheáin Iarthair
Comhairle Cathrach & Contae Luimnigh

Teach Lios an Fháltaigh,
Tuar an Dail, Luimnigh.



Mid West
National Road Design Office
Limerick City & County Council

1 Kisanalla House, Dooradoyle Road,
Dooradoyle, Limerick.

Our Ref: 0140/03/00122

Date: 14th May 2026

Barry Hann
Limerick City & County Council
Planning & Environmental Services
Civic Offices
Dooradoyle
Limerick

Re. Planning Ref. No. 26PT8LL382

Applicant: Part 8

Barry

I refer to the above application.

The Mid West National Road Design Office has no observations to make in relation to the above application.

Regards

Therese Colleran
Executive Engineer

Limerick City & County Council

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at 114 Maiden Street, Newcastle West, Co. Limerick will consist of the proposed change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; (ii) The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick; (iii) The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multi-purpose rooms at first and second floor levels; (iv) The restoration and refurbishment of the existing stone building along Brewery Lane and provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street; (v) The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels; (vi) Public realm improvement works to Upper Maiden Street, including paving and all associated works; (vii) And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities.

The plans and particulars were placed on public display from the 24th April, 2026 up to and including 25th May, 2026, and submissions and observations were invited up to the 9th of June, 2026 in accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by Ecology Research & Solutions Ltd on behalf of the Community Sport and Rural Development Directorate of Limerick City and County Council.

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

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

Order: That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by Ecology Research &

Solutions Ltd makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for the development will consist of (i) proposed change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; (ii) The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick; (iii) The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multi-purpose rooms at first and second floor levels; (iv) The restoration and refurbishment of the existing stone building along Brewery Lane and provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street; (v) The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels; (vi) Public realm improvement works to Upper Maiden Street, including paving and all associated works; (vii) And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities at 114 Maiden Street, Newcastle West, Co. Limerick.



Dr. Pat Daly

Director General

Limerick City & County Council

Date: 30/6/26

Limerick City & County Council

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing, at 114 Maiden Street, Newcastle West, Co. Limerick, the development will consist of the (i) proposed change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; (ii) The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick; (iii) The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multi-purpose rooms at first and second floor levels; (iv) The restoration and refurbishment of the existing stone building along Brewery Lane and provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street; (v) The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels; (vi) Public realm improvement works to Upper Maiden Street, including paving and all associated works; (vii) And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities.

The plans and particulars were placed on public display from the 24th April, 2026 up to and including 25th May, 2026, and submissions and observations were invited up to the 9th of June, 2026 in accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

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

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

The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds (all works are to be carried out entirely within existing built footprint of the building). The proposed development will not have any significant impacts on the environment given the size of the site and the scale of development. All recommended mitigation measures and standard practices will be employed throughout the

construction phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

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

Order: That Limerick City & County Council as the Competent Authority having considered the Environmental Impact Assessment Screening Report prepared by Ecology Research & Solutions Ltd makes a determination that, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for the development which will consist of the (i) proposed change of use of existing buildings from Commercial and Residential to Multifunctional Community, Arts and Commercial use; (ii) The demolition of existing rear extensions to nos. 112, 113 and 114 Maiden Street, Newcastle West, Co. Limerick; (iii) The redevelopment of the original buildings at nos. 112, 113 and 114 Maiden Street, to provide a commercial space and community space at ground floor level and flexible community and multi-purpose rooms at first and second floor levels; (iv) The restoration and refurbishment of the existing stone building along Brewery Lane and provision of new connections to the rear of nos. 112, 113 and 114 Maiden Street; (v) The construction of a new extension to the rear of nos. 112, 113 and 114 Maiden Street, comprising an open courtyard with pedestrian access to Brewery Lane and additional space at first and second floor levels; (vi) Public realm improvement works to Upper Maiden Street, including paving and all associated works; (vii) And all associated site development works, including site clearance, boundary treatments, drainage, services and utilities at 114 Maiden Street, Newcastle West, Co. Limerick.

Dr. Pat Daly

Director General

Limerick City & County Council

Date: 30/6/26