

Memo

To: John Moran, Mayor

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

Date: 04/09/2026

Re: Part 8 proposal, Reference PT8LL405– The development will consist of: A change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick.

Dear Mayor,

Please find attached for your consideration recommended report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a proposal for the

Change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick.

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

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

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

**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 proposed works will include the Change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick

1.0 Introduction

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

2.0 Description of the nature and extent of the proposed development

The works are proposed at the former Garda Station, which measures 0.0413 hectares in size and located at 58 Mayorstone Drive, which is accessed from Shelbourne Road circa 200m south of the Cratloe Road. The application site is located approximately 1km west of Limerick City Centre.

The application site is a vacant detached 2 storey unit, formally in use as a garda station. The site can be characterised as an infill site with existing established residential dwellinghouses located to the east and west of the site. The site is accessed from Mayorstone Drive and houses located along Glenview Drive borders the site to the south.

The proposed development is for change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide:

- two no. apartments consisting of:
- 1 no. one-bed apartment and
- 1 no. two-bed apartment,
- construction of a new first floor extension to the rear,
- elevational changes,
- revisions to the front boundary and
- the demolition of a shed to the rear of the existing property and
- all associated site works.

2.1 Public Consultation:

The plans and particulars were placed on public display from the 19th of June 2026 up to and including 17th of July 2026. Submissions and observations were invited up to the 31st of July 2026.

3.0 Submissions with respect to the proposed development

Two written submission/observations were received during the statutory period.

A summary of the issues and the response to the issues raised in each are provided below:

No.	Name
1.	Aine Curtin, 21 Rhodaville Estate, Douglas, T12D3H1
2.	Shane Quaid, 57A Mayorstone Drive, Limerick
Submission 1 Submission Summary: Please advise if the current boundary hedge dividing the back gardens of no. 58 and on. 59 Mayorstone Drive will be retained Mayors' Response The proposed works do not involve the removal or alteration of the existing boundary hedge between the rear gardens of Properties No. 58 and No. 59 Mayorstone. The intent is to retain the existing hedge in its current location. However, any damage during construction to the hedge along this boundary, will be repaired with like for like hedging.	
Submission 2 Submission Summary: 1. Is there any consideration regarding the treatment or finish of the boundary wall between Properties no. 57A and 58 Mayorstone. Border wall is not complete and the gardens are linked. Concerns of animals from the apartments accessing the property at 57A. Mayors' Response There is currently an opening in the boundary wall between Properties No. 57A and No. 58 Mayorstone. However, it is the intent of Limerick City & County Council to close this existing opening, with like for like materials, to prevent any access from Property No. 58 to the rear garden of Property No. 57A.	

4.0 Habitats Directive Project Screening Assessment

An Appropriate Assessment Screening Report has been undertaken by Ash Ecology for the proposed development. Seven designated sites are within 15km of the site however

six of these sites have been screened out as they are outside of the zone of influence. The Lower River Shannon SAC (Site code 002165) is located approximately 720m from the proposed development. However, due to the indirect connection via a surface water drainage system, good construction practices, and the size and scale of the development it is unlikely for the works to lead to significant effects on the retained Natura 2000 sites.

In this regard, potential impacts on the Lower River Shannon SAC were further assessed in the report, including the following:

- Habitat Loss/Alteration
- Disturbance and/or Displacement of Species
- Habitat /Species Fragmentation
- Changes in Population Density
- Impacts to Water Quality
- Introduction of Invasive Species
- Air Quality and Climate Change Impacts
- In Combination Effects of Plans & Projects

The report concludes as follows:

“These complete, precise and definitive findings, based on the best available scientific evidence, remove all reasonable scientific doubt that the proposed works will have any significant impacts on the European sites detailed above; and it is therefore concluded that there will be no likely significant negative impacts caused to any European sites as a result of the proposed works. A Natura Impact Statement (NIS) is not required

The Councils' Heritage Officer has reviewed the documents submitted and has stated that he is satisfied with the information submitted. It is noted that the receiving environment is a highly modified urban landscape with a high degree of existing human activity at a distance from the SAC site with intervening built up areas providing screening. The project area contains no sensitive habitats, lies outside any European Site, and does not encroach on the Lower River Shannon SAC. The Councils' Heritage Officer agrees with the conclusions that no effects are likely on Natura 2000 sites.

Overall, it is considered that having regard to 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 undertaken by Ash Ecology and Environmental for the proposed development. The EIA Screening Assessment has determined that a sub-threshold EIAR is not required for this development. This conclusion is based on the small scale of the proposed development (2 no. apartment units on 0.04 ha site), the absence of significant ecological features, and the implementation of appropriate mitigation measures. The proposal falls substantially below relevant mandatory EIA thresholds, and there are no potential cumulative effects likely to arise. With the implementation of the detailed mitigation measures for biodiversity and adherence to

general good practices for environmental protection, it is concluded that the proposed development will not result in significant effects on the environment.

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

6.0 Key Policy Provisions

Limerick Development Plan 2022-2028:

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

Zoning: 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.

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

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

Objective HO O1 Social Inclusion

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

Objective HO O2 Density of Residential Developments

It is an objective of the Council to:

- a) Promote, where appropriate, increased residential density in the exercise of its development management function and in accordance with Table 2.6 Density Assumptions per Settlement Hierarchy in Chapter 2: Core Strategy and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

- b) Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in re-development of backlands and centrally located brownfield sites.

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.

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 CGR O3 Urban Lands and Compact Growth

It is an objective of the Council to:

- a) Deliver 50% of new homes within the existing built-up footprint of Limerick City and Suburbs (in Limerick), Mungret and Annacotty and 30% of new homes within the existing built-up footprint of settlements, in a compact and sustainable manner in accordance with the Core and Housing Strategies of this Plan.
- 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.
- c) Continue to work proactively with key state agencies, such as the LDA to bring forward, brownfield urban underutilised state land, which can contribute to the delivery of compact growth within an urban context, subject to Development Management Standards set out under Chapter 11 of this Plan.

Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

7.0 Appraisal

Principle of Development:

The proposal is for the demolition of the change of use of the existing building from office use to residential use which consists of the redevelopment of the building to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear measuring 13sqm, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick.

The dwelling units to be provided are as follows:

- 1 no. one bed apartment dwellings measuring 68.66sqm and
- 1 no. two bedroom dwellings measuring 88.33sqm

The site is zoned existing residential under the provisions of the Limerick Development Plan 2022-2028. Policy CGR P1 Compact Growth and Revitalisation seeks to activate underutilised sites within the existing built footprint of Limerick's City. This site is a vacant two storey development on an infill site that is currently underutilised. The proposed development would provide the delivery of more compact and consolidated growth, which is to be welcomed. Having regard to the above, the proposal is considered acceptable in principle.

Density

The density for the proposal is 48.4 units per hectare, and this is deemed appropriate for a brownfield site at this location.

The site is located within Density Zone 2, where a minimum net density of 45+ dwelling units per hectare is required at appropriate locations. The proposal complies with the requirements of Density Zone 2 and it is considered that a density of 48.4 units per hectare is considered appropriate at this location.

Demolition

The existing arrangement on site consists of a vacant detached building previously used as a garda station. The extended rear annex will undergo partial demolition with the removal of the roof structure and any closing block detail. The chimney stack will also be removed entirely. The roof will be replaced with a floor joist structure, and the walls will be extended up to match the height of the main building roof line. A new roof will be constructed above the new annex with a hipped roof with finishes to match. There are a number of internal partitions which will be removed, with any load bearing partitions will be replaced with steel elements to pick up floor/ceiling joist loading. Some existing timber elements may need to be replaced, and will undergo inspection during demolition and stripping. The existing shed located to the rear of the building is to be demolished. An Asbestos Report was submitted along with the application and it confirmed that no asbestos was present.



Figure 1: Existing vacant structure on site

Layout and Design

The proposed design responds to the sites existing context and site conditions. The site is enclosed to the west and east by existing residential dwelling houses. The existing single storey rear extension will be extended to form a 2-storey extension measuring 13sqm. The proposed two storey extension will consist of a pitch roof in keeping with the existing two storey projection to the west. Each apartment has the benefit of their own private amenity space to the rear, secured by a 1.8m concrete post and timber panel fence separating both private amenity spaces.

Each apartment has its own independent entrance. Access to the ground-floor two-bedroom apartment is provided from the front elevation, while access to the first-floor one-bedroom apartment is via a protected external staircase located on the eastern side elevation. Each apartment benefits from independent side access to its own private rear open space area, which is of sufficient size to accommodate secure and dedicated bin storage and bicycle parking facilities for the occupants. Each unit complies with the minimum private amenity space requirement of 5sqm area for a one-bedroom apartment and 7sqm two-bedroom four-person apartment as outlined in the *Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*

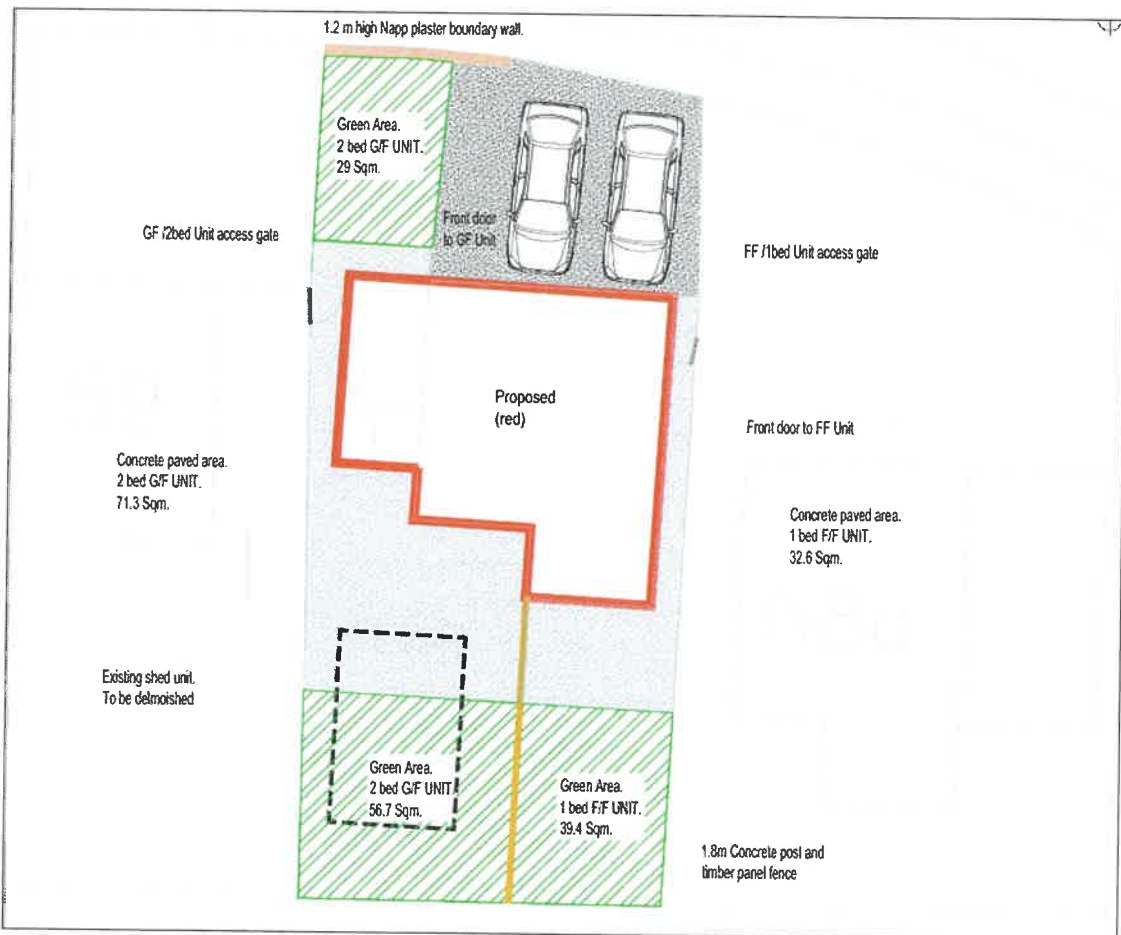


Figure 2: Proposed Site layout

The proposed development comprises of 1 no. one bedroom apartment and 1 no. two bedroom apartment. The one bedroom, 2 person apartment measures 63sqm. The proposed 2 bedroom, 4 person apartment measures 77sqm. Both of these apartments comply with the requirements set out within the *Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025* and is considered acceptable.

Given that the proposal is for the redevelopment of a vacant Garda station, the proposed street fronting building is to be retained in the same style, scale and finishes as the existing. The proposal will change the use of the existing Garda Station to residential use of two apartments. The existing garage door will be replaced with a window along the front elevation. The proposed street fronting building once retained in the same style will be thermally upgraded with new windows and doors. The proposed material finishes will consist primarily of painted render and a slate roof, with selected areas of brickwork at high-use and high-contact locations, such as unit entrances. All finishes will match the existing structure where applicable.

The proposed change of use and extension will not adversely affect the residential amenities of neighbouring properties. No additional first-floor windows are proposed on the western elevation. While two first-floor windows are proposed on the eastern elevation, these are intended solely to provide natural light to the stairwell and do not serve any habitable rooms, thereby avoiding any overlooking or privacy concerns.

Access and Traffic Safety

2 no. car parking spaces are proposed as part of this development. Table DM 9(a) of the Limerick Development Plan outlines the requirements for car parking spaces required within density zone 2. The proposal complies with the standards set out in accordance with Table DM 9(a) for 1 space per 1-2 bedroom apartment unit. The site is also within close proximity to the public transport network and plenty of amenities within walking distance. The Housing Department has confirmed that a 900mm high napp plaster boundary wall is proposed along the front boundary. The driveway is proposed to consist of 200mm of concrete, laid to falls and designed to drain to the adjacent green area and the on-site drainage system. It is proposed to remove the bollards both concrete and steel, to the front of the property to allow access and any work outside the redline of the site will be carried out under a Road opening Licence application. The applicant has confirmed that a Construction Management Plan will be submitted prior to commencement of works. For each house, bicycle parking will be provided en-curtilage. The proposal is considered acceptable.

Conservation

The site is not located within or adjacent an ACA. The proposal will not have any undue impact on an Area of Conservation.

Archaeology

The site is not within a Zone of Notification of any archaeological monument. Therefore, there will be no would unwarranted archaeological impact.

Services

It is intended that the proposed scheme connects to the existing services present in the area.

Flooding

The site is not within a flood zone as per the Council's GIS database.

Bat Survey

A Bat Survey & Report was prepared by Ash Ecology and Environmental. A Bat Survey was carried out on the site on the 1st of May 2025. The survey revealed a moderate level of bat activity and revealed the presence of three bat species: Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), and Leisler's Bat (*Nyctalus leisleri*). Mitigation measures have been recommended to be included such as the installation of one bat box on the rear wall of the existing structure in a dark, undisturbed corner and implementation of a sensitive lighting design adhering to best practice guidelines.

The Heritage Officer has reviewed the proposal and the documents submitted and has stated that he agrees with the findings and recommendations of the mitigation measures outlined in the information submitted.

8.0 Conclusion

Overall, the proposal is in accordance with the relevant policies and objectives of the Limerick Development Plan 2022-2028 as it will activate an underutilised city site and provide additional housing units within an existing residential area. This is a fully

serviced site, which is suitable for residential development, and overall, it is considered that proposal will have a positive benefit for this location.

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


Mr. John Moran

Mayor

Limerick City & County Council

Date: 07/09/2026

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL405– The development will consist of: A change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at 58 Mayorstone Drive, Limerick, a change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works.

The plans and particulars were placed on public display from the 19th of June 2026 up to and including 17th of July 2026, and submissions and observations were invited up to the 31st of July 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2010), screening of the development for Appropriate Assessment was carried out by Ash Ecology on behalf of the Housing Construction Section 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. The Screening has determined that there is no potential for likely significant effects on any European sites.

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

Order:

That Limerick City & County Council as the Competent Authority having considered the AA Screening Report prepared by Ash Ecology 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 Change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick



Mr. Joe Delaney

Director General

Limerick City & County Council

Date: 4/9/26

Limerick City & County Council

Re: Part 8 Proposal for the following:

Part 8 proposal, Reference PT8LL405– The development will consist of: A change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above Limerick City & County Council is proposing at 58 Mayorstone Drive, Limerick a change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works.

The plans and particulars were placed on public display from the 19th of June 2026 up to and including 17th of July 2026, and submissions and observations were invited up to the 31st of July 2026, in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

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

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

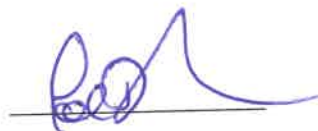
The subsequent EIA Screening Report concludes that the development has been assessed under the environmental criteria outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended, and a sub-threshold EIAR is not required as the proposal is substantially below relevant mandatory EIA thresholds (2 units on a 0.04 Ha site) and located within an existing urban context. 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 EIA Screening Report prepared by Ash Ecology & Environmental, makes a determination that an Environmental Impact Assessment will not be required to inform the proposal for a change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick



Mr. Joe Delaney

Director General

Limerick City & County Council

Date. 4/9/26

Memo

To: Derek Richardson, Executive Engineer and Vincent Murray, Housing Support Services, Director of Services

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

Date: 04/09/2026

Re: Part 8 proposal, Reference PT8LL405– The development will consist of: A change of use of the existing building from office use to residential use. The redevelopment of the original building at 58 Mayorstone Drive, to provide two no. apartments consisting of 1 no. one-bed apartment and 1 no. two-bed apartment, construction of a new first floor extension to the rear, elevational changes, revisions to the front boundary and the demolition of a shed to the rear of the existing property and all associated site works at 58 Mayorstone Drive, Limerick.

Dear Vincent,

Please find attached for your consideration a report prepared in accordance with Section 179 of the Planning and Development Act 2000 (as amended) in respect of a change of use of the existing building from office use to residential use at 58 Mayorstone Drive, Limerick.

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

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

Ella O'Brien

Signed: _____
Ella O'Brien, Executive Planner

G. Keefe

Signed: _____
Gráinne O'Keeffe, Senior Executive Planner

N O'Connell

Signed: _____
Nuala O'Connell, Senior Planner

V. Murray
4/09/2026

Appendix 1 – Internal Reports

Heritage



Planning Application Internal Report

Planning Ref: PT 8 LL 405 Mavorstone.

Applicant: LCCC

Development Description: Two housing units.

Report Prepared By: T O Neill Heritage Officer/Ecologist.

Comments:

Bat Report: survey carried out in May 2025. Three species were found to be foraging or committing in the area. These were Common and Soprano Pipistrelle and Leislars. Noted that the survey results indicate that the site is a commuting route and foraging area for local bat populations, particularly for pipistrelle species, which are light tolerant. Noted there is no evidence of roosting within the structure which will be modified.

A bat box should be installed on the rear wall of the existing shed in a dark, undisturbed corner where disturbance from lighting will be minimal.

EIA screening: agree with the findings that it is not necessary to progress to full EIA. The project is limited in scale. It is a former Garda station building and associated hardstanding, with no natural or semi-natural habitats present. The development is the modification and reuse of an existing building. This makes the most efficient use of urban infrastructure while ensuring the reuse of brown field in fill sites. The overall footprint is below the thresholds set out under Schedule 5 of the Regulations for urban and housing developments. It is located within an established suburban area with a long history of human disturbance and has no habitats of conservation importance.

AA screening: I would agree with the finding that the preparation of an NIS is not necessary. Noted that the receiving environment is a highly modified urban landscape with a high degree of existing human activity at a distance from the SAC site with intervening built up areas providing screening. The project area contains no sensitive habitats, lies outside any European Site, and does not encroach on the Lower River Shannon SAC

Recommendation: That permission **be granted** for the development.

Signed T O Neill Date: 27/8/2026

Planning Application Internal Report

Part 8 Ref: PT8LL405

Applicant: Part 8 Mayorstone

Development Address: 58 Mayorstone Drive, Limerick

Development Description: The subject unit is a detached 2 storey unit comprising of a stand alone dwelling, and we are proposing to subdivide to form a two-bed apartment on ground floor and a one bed apartment on first floor. There is a single storey annex to the side and a 2 storey and single storey annex to the rear, the single storey will be extended up to form a 2-storey annex.

Report Prepared By: Tony Carmody

Date: 31.08.2026

Comments:

Part 8 Application Review

1. Introduction

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

2. Documentation and Drawings Reviewed

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

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

3. Additional Information Requirements

During the review process, certain items were identified where further or revised documentation and drawings will be required. The applicant has acknowledged

these requirements and has formally committed to providing the necessary updated information prior to the commencement of the development. Furthermore, the applicant has confirmed that additional documentation and relevant certifications, compliance documentation, and final design certifications will be submitted upon completion of the development.

4. Technical Assessment Outcome

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

5. Conclusion

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

Recommendation:

No objection

Signed


Tony Carmody

Date: 31.08.2026

