



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Comhairle Cathrach agus Contae Luimnigh,
Ceanncheathrú Chorporáideach,
Cé na gCeanaithe,
Luimneach

Place-Making and Public Realm,
Limerick City and County Council,
Corporate Headquarters,
Merchants Quay,
Limerick



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Planning and Environmental Services,
Limerick City & County Council,
Dooradoyle Road,
Dooradoyle,
Limerick

Monday 19th December 2022

Re: URDF Living Georgian City Programme - Housing Demonstrator Project at 33&34 Thomas Street, Limerick

Dear Sir/Madam,

With respect to Limerick City & County Council's proposed development of 13 no. apartment units at 33&34 Thomas Street, Limerick, please find enclosed herewith 6 no. copies of documents as listed in the enclosed Schedule of Documents and Drawings pertaining to the associated Part 8 application for the consideration of the Planning & Environmental Services Department.

The proposed development will consist of:

Change of use from single house to apartments and remodeling of the existing four-storey-over-basement Georgian terraced house at No. 33 Thomas Street to provide 5no. one-bedroom apartments.

The material alterations, repairs and renewals proposed to No.33 Thomas Street comprise: demolition of the return to the rear; reinstatement of the front lightwell and railings; removal and alterations to existing internal partitions, doors and joinery: fire upgrading of existing walls and ceilings, installation of mechanical and electrical services, as well as sundry remedial works not impacting on the character or special interest of a Georgian building (not a Protected Structure).

The proposed Development also consists of demolition of the former fire station structure at No. 34 Thomas Street to provide two ranges of residential apartments around an internal courtyard – one facing onto Thomas Street and the other along the rear boundary of the site. Connected by a staircase and passenger lift structure, the proposed new apartment structure is five-storeys tall, comprising retail / commercial, community and storage uses at ground floor level, with apartments at first, second, third and fourth floor levels. The top floor onto Thomas Street is set-back from the street façade to the line of the ridge of No. 33. The proposed apartments comprise 8no. two-bedroom units.

The proposed development includes the creation of a semi-private courtyard between the Thomas Street and the rear block– to provide residential amenity space, as well as bicycle and bin-storage, for the residential apartments.

Services and siteworks proposed to facilitate the proposed development include: new water, electricity and comms supplies; new foul sewage and storm water connections to public mains; air-to-water and roof-mounted PV panels for heating and ventilation.

Copies of this submission have been available for public display purposes at the Customer Services Desks at both the Limerick City & County Council's Merchants Quay and Dooradoyle offices.

I trust that all submitted documents and drawings are in order, however please do not hesitate to contact the undersigned should you require clarification.

Yours sincerely,



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Seamus Hanrahan
Senior Architect,
Place-Making and Public Realm
Limerick City & County Council,
Merchants Quay,
Limerick.

Enclosure:
Schedule of Documents and Drawings

SCHEDULE OF DOCUMENTS AND DRAWINGS

FOR

**LIVING GEORGIAN CITY
HOUSING DEMONSTRATION PROJECT**

AT

**33/34 THOMAS STREET,
CO. LIMERICK.**

PART VIII SUBMISSION

Document No.:	Revision	Description:	Scale:	Issued for Part VIII
01	N/A	Cover Letter (LCCC)	N/A	√
02	N/A	Part 8 Application Form	N/A	√
03	N/A	Newspaper Notice	N/A	√
04	N/A	Site Notice	N/A	√
05	N/A	PKA Design, Planning & Architectural Heritage Report	N/A	√
06	As indicated	PKA Architectural Drawing Package (as below)	As indicated	√
07	N/A	PKA Photographic Survey	N/A	√
07		Doyle Kent Partnership Environmental Impact Assessment Screening Report	N/A	√
08		Punch Consulting Engineer's Drainage Drawings and Engineering Planning Report	As indicated	√
09		Don O'Malley and Partners Mechanical and Electrical Services Drawings and Technical Report	As indicated	√
10		Chris Shackleton Consulting Daylighting Assessment Report	N/A	√
11		Openfield Ecological Services AA Screening Report	N/A	√
12		Openfield Ecological Services Ecological Impact Statement	N/A	√
13		Malachy Walsh and Partners Bat Survey	N/A	√

Drawing No.:	Revision	Description:	Scale:	Issued for Part VIII
2039-SV-000		Existing General Arrangement		
2039-SV-001	B	Existing Site Location Map	1:1000 (A3)	√
2039-SV-002	B	Existing Site Layout Plan	1:500 (A3)	√
2039-SV-003	B	Existing Site Layout Plan - Basement Plan	1:200 (A3)	√
2039-SV-004	B	Existing Site Layout Plan - Ground Floor Plan	1:200 (A3)	√
2039-SV-005	B	Existing Site Layout Plan - First Floor Plan	1:200 (A3)	√
2039-SV-006	B	Existing Site Layout Plan - Second Floor Plan	1:200 (A3)	√
2039-SV-007	B	Existing Site Layout Plan - Third Floor Plan	1:200 (A3)	√
2039-SV-008	B	Existing Front Elevation	1:200 (A3)	√
2039-SV-009	B	Existing Site Section 01	1:100 (A3)	√
2039-SV-010	B	Existing Site Section 02	1:100 (A3)	√
2039-SV-011	B	Existing Site Section 03	1:100 (A3)	√
2039-PA-900		Location Drawings		
2039-PA-901	B	Site Location Map	1:1000 (A3)	√
2039-PA-902	B	Site Layout Plan	1:500 (A3)	√
2039-PA-000		General Arrangement Drawings		
2039-PA-001	B	Basement Plan	1:100 (A3)	√
2039-PA-002	B	Ground Floor Plan	1:100 (A3)	√
2039-PA-003	B	First Floor Plan	1:100 (A3)	√
2039-PA-004	B	Second Floor Plan	1:100 (A3)	√
2039-PA-005	B	Third Floor Plan	1:100 (A3)	√
2039-PA-006	B	Fourth Floor Plan	1:100 (A3)	√
2039-PA-007	B	Roof Plan	1:100 (A3)	√
2039-PA-008	A	Front Elevation	1:100 (A3)	√
2039-PA-009	A	South East Side Elevation	1:100 (A3)	√
2039-PA-010	B	North West Side Elevation	1:100 (A3)	√
2039-PA-011	B	Section A-A	1:100 (A3)	√
2039-PA-012	B	Section B-B	1:100 (A3)	√
2039-PA-013	A	Section C-C	1:100 (A3)	√
2039-PA-014	A	Section D-D	1:100 (A3)	√

2039-PA-015	A	Section E-E	1:100 (A3)	√
2039-PA-016	A	Section F-F	1:100 (A3)	√
2039-PA-017	A	Site Layout Plan – Landscape Plan	1:100 (A3)	√
2038-PA-300				
		Unit Type		
2038-PA-301	A	Unit Schedule	N/A	√
Drawing No.:				
	Revision	Description:	Scale:	Issued for Part VIII
2289-E100	P1	Electrical Installation – ESB Services, PV Panel, Heat Pump Layout	1:100(A1)	√
2289-E101	P1	Electrical Installation – Lighting Layout	1:100(A1)	√
Drawing No.:				
	Revision	Description:	Scale:	Issued for Part VIII
201220-0200	P01	Proposed Drainage Design	1:200 (A1)	√
201220-0201	P01	Proposed Materalmain Layout	1:200 (A1)	√
201220-0250	P01	Proposed Drainage Details	As indicated	√