

Planning and Development Acts 2000 (as amended)
Planning & Development Regulations 2001 (as amended)

***PROPOSED DEVELOPMENT BY, ON BEHALF OF OR IN PARTNERSHIP WITH
LIMERICK CITY & COUNTY COUNCIL***

OFFICE USE ONLY

CHECKED BY:

DATE RECEIVED:

PART 8 FILE NO:

LOCATION OF PROPOSAL:

Address of site of proposed development (e.g. street, townland etc):

33 & 34 Thomas Street, Limerick, V94 XKK0 and V94 7X26

DETAILS OF PROPOSAL:

The proposed Development consists of a change of use from single house to apartments and remodelling of the existing four-storey-over-basement Georgian terraced house at No. 33 Thomas Street to provide 5 no. 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.

In the case of applications for a material change of use or for retention of such material change of use please state:

(a) Existing Use: Not in use

(b) Proposed Use: Mixed Use Commercial & Residential

(c) Nature and extent of any such proposed use: n/a

No. of residential units proposed (if applicable): 13 units

Total: Houses: 0 Apartments: 13

Area of site: Hectares: 0.055 hectares Acres: 0.136 acres

(1 Hectare = 2.471 acres)

LEGAL INTEREST::

Legal Interest of applicant in site of the proposed development

Owner Yes No Other _____ (Please specify)

If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application

N/A

PUBLIC NOTICES:

Name of Newspaper in which public notice was published: Irish Examiner

Date of publication: 19/12/2022

Date of erection of Site Notice: 20/12/2022

FLOOR AREA: Residential

(a) New Building(s) Residential - Floor Area per unit:

First floor unit no. 4:	75.5 sq. metres
First floor unit no. 5 :	79.0 sq. metres
Second floor unit no. 7:	76.0 sq. metres
Second floor unit no. 8:	72.3 sq. metres
Third floor unit no. 10:	75.5 sq. metres
Third Floor unit no. 11:	72.3 sq. metres
Fourth floor unit no. 12:	65 sq. metres
Fourth floor unit no. 13:	72.3 sq. metres

Total Gross Floor Area (total of all apartments above): 587.9 sq. metres (excluding stairwell, lift, bike store, bin store, community space)

(b) Extension to dwelling Gross Floor Area: n/a

(c) Other domestic (sheds, garages Garden shed)

Bike store + store :	21 sq. metres
Bin store:	22 sq. metres
Storage at the entrance:	3 sq. metres

Gross Floor Area (total of above): 46 sq. metres

FLOOR AREA : Other

(d) Other Development i.e. Car Parks etc.

Community Space	Floor Area : 66 sq. metres
Commercial Unit	Floor Area : 49.5 sq. metres

Gross Floor Area (total of above): 115.5 sq. metres

(e) Change of Use – existing house no. 33 Thomas Street – Floor Area per unit:

Basement floor Residential unit no.1:	56.3 sq. metres
Ground floor Residential unit no.2:	39.4 sq. metres
First floor Residential unit no.3:	48.4 sq. metres
Second floor Residential unit no. 6:	48.4 sq. metres
Third floor Residential unit no.9:	48.4 sq. metres

Total Gross Floor Area (total of all apartments above) : 240.9 sq. metres

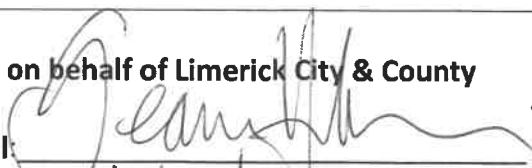
ENVIRONMENTAL IMPACT ASSESSMENT REPORT:

Is an E.I.A.R. submitted with this application: Yes No ✓

Signed on behalf of Limerick City & County

Council: _____

Date: _____



16/12/2022

SEAMUS HANRAHAN, SEMON ANCHUTEN