

LIMERICK CITY & COUNTY COUNCIL
PART 8 DEVELOPMENT

SITE NOTICE

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

In accordance with Part XI of the (Planning and Development) Acts 2000 (as amended) and Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Limerick City & County Council proposes to carry out the following development at 33 & 34 Thomas Street, Limerick, V94 XKK0 and V94 7X26.

The proposed Development consists of a 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.

Limerick City & County Council has carried out an Environmental Impact Assessment (EIA) Screening Report in accordance with the requirements of Article 120(1B)(b)(i) and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has been determined that EIA is not required in respect of this proposed development. Nonetheless, a person may within 4 weeks beginning on the date of this notice apply to An Bord Pleanála for a screening determination. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.

Limerick City & County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined a that a full Appropriate Assessment is not required in respect of this proposed development.

Plans and particulars of the proposed development will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy, **from 20th December 2022 up to and including 27th January 2023** at the Customer Services Desk, Limerick City & County Council, Merchant's Quay, Limerick V94 EH90 between 9 a.m. – 5 p.m. Monday to Friday (excluding Bank Holidays) and at the Planning Development Department, Limerick City & County Council Offices, Dooradoyle Road, Limerick V94 WV78 between 9 a.m. - 4 p.m. Plans and particulars of the proposed development will be available for inspection online during the above timeframes at <https://mypoint.limerick.ie>.

Submissions and observations in relation to the proposed development, dealing with proper planning and sustainable development of the area in which the development would be situated may be made:

- In writing to Planning Development, Limerick City & County Council Offices, Dooradoyle Road, Limerick, V94 WV78
- By email to planning@limerick.ie
- Online at <https://mypoint.limerick.ie>

Submissions must be received on or before 4pm on the 10th February 2023.

Note: Only submissions made in the above manner will be considered as valid submissions for the purposes of the Chief Executive's Report to be presented to Council.

Seamus Hanrahan
Senior Architect
Place Making and Public Realm

Limerick City and County Council.

Date of Erection of Site Notice: **20th December 2022**