



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

LA Housing Construction & Maintenance

Limerick City & County Council

Planning Report

June 2022

for

Refurbishment of Cappamore Fire Station

at

Cappamore

Co. Limerick

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PREPARED BY:	Cian Lynch
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Contents

1	Design Team Directory	4
2	Introduction	5
3	Site Context	6
4	Environmental and Heritage Considerations	7
5	Site Surveys and Investigations	8
6	Design Statement	8
7	Preliminary Scope of Works	9
8	Civil and Structural Engineering.....	9
9	Mechanical and Electrical Systems	9
10	Additional Considerations	10
11	Conclusions.....	10

1 Design Team Directory

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Mechanical & Electrical Consultant	TBC
Quantity Surveyor	TBC

2 Introduction

Cappamore Fire Station is located in Cappamore town, 20km east of Limerick City which has a population of approximately 620 people. The Fire Station serves the people of Cappamore and the surrounding rural area in east Limerick. It also provides support services to Limerick City and the other rural fire services throughout County Limerick. The Cappamore Fire Service is comprised of ## on-call fire service personnel and operates out of the existing 270m² fire station building and a number of additional temporary buildings. These buildings house the fire service's three number fire tender vehicles, firefighting equipment, communication equipment and provide additional sanitary, hospitality, office and training facilities. Due to the evolution and technical progression of firefighting methodologies, equipment and training requirements the current building arrangement is no longer capable of catering to the needs of Cappamore Fire Service and the service they provide to the local community. The building layouts and arrangements are at full capacity and this hampers the fire service's ability to invest in and provide the facilities, equipment and training required of a modern fire service as well as attract new personnel to join the current roster.

Limerick City and County Council's LA Housing Construction & Maintenance dept have been engaged to oversee and manage the necessary refurbishment works under the brief outlined below:

- Replace the existing temporary structures with a new permanent building to house the three fire tender vehicles as well as personal firefighting equipment and the associated maintenance facilities for both
- Revise the layout of the existing permanent fire station to house the station office, sanitary and hospitality facilities and a multi-purpose training space
- Re-purpose and upgrade the existing M&E services as needed to improve the energy efficiency of the buildings and provide the necessary heating, drainage, telecoms and power services
- Upgrade site services; pavements, drainage, power, telecoms as needed to service the buildings

This planning report has been prepared by LA Housing Construction & Maintenance for the purpose of obtaining planning permission for the proposed works. These works are outlined on the attached drawings:

3 Site Context

The fire station sits on a site to the northern end of Cappamore town and measures approximately 0.27ha. It is bounded by Kyle Road and Doon Road to the east and west respectively and the Cappamore Community Centre to the north.

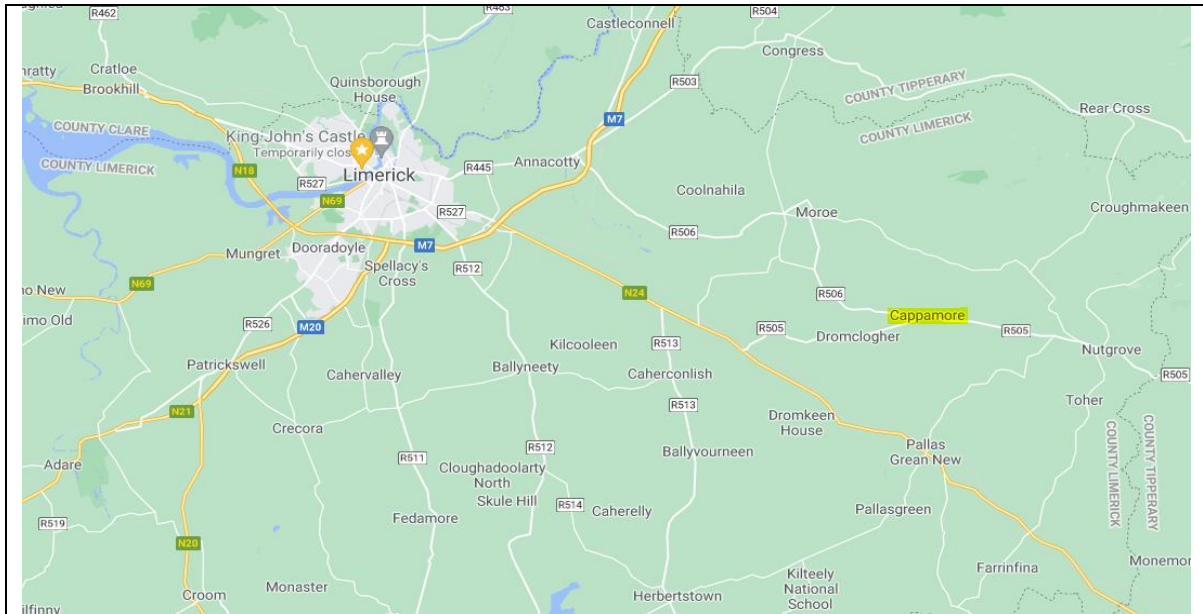


Figure 1: Cappamore Town location relative to Limerick City

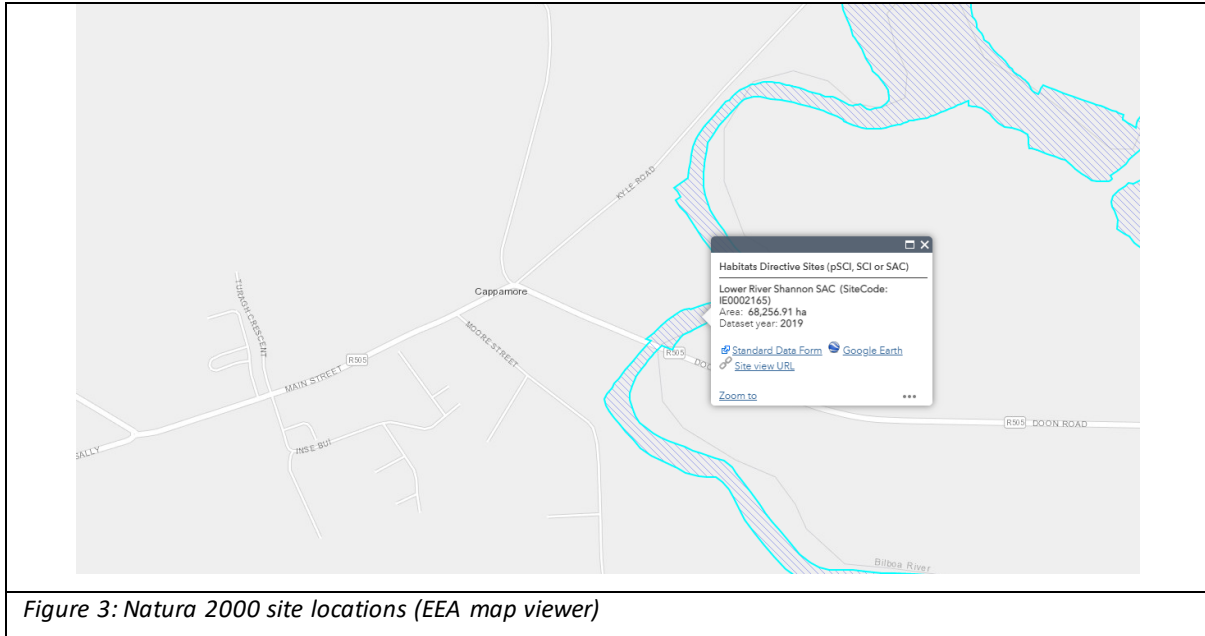


Figure 2: Location of Cappamore Fire Station

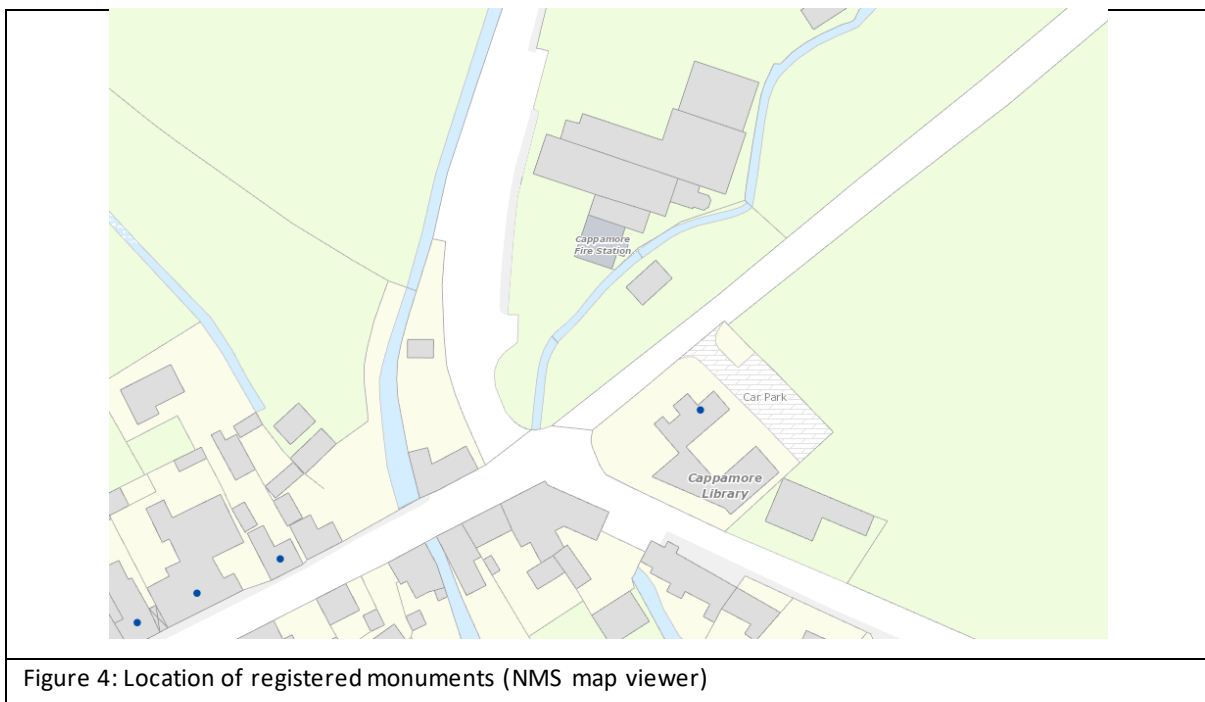
The site is accessed by an entrance onto Doon Road. The site is serviced by all major utilities; water, waste, telecoms and power.

4 Environmental and Heritage Considerations

The site itself is not located within a Natura 2000 registered special area of control (SAC). The closest such site is the Bilboa River to the east of the fire station which forms part of the Lower River Shannon SAC. It is not anticipated that the proposed works will have any impact on this SAC.



There are no register historic monuments on site as indicated by a review of the National Monuments Service data. The site is not located within or adjoining any Architectural Conservation Area (ACA). The site is not located within any Archaeological Zones and there are no identified archaeological features on the site.



5 Site Surveys and Investigations

A site topographical survey was completed by Control Surveys in February 2021. The site is generally level with a slight fall north to south. A GPR survey was also completed by Precision Utility Mapping in February 2021. The site is serviced by power, telecoms, water and waste. Both survey drawings have been attached to this report for reference.

A site investigation consisting of five trial holes was carried out by Michael Punch & Partners in 2009 as part of some previous works. The ground conditions beneath the area of these proposed works are general consistent. It is anticipated that additional SI works will be carried out during the detailed design and tender preparation portion of the works.

6 Design Statement

New Building

The new building is to be located on the space currently occupied by the temporary structures and will be aligned parallel with the existing building. Access will be provided to the eastern side of the structure to a covered space for external vehicle maintenance and upkeep and also an area for storage. This access will be via a motorised sliding gate. It is proposed that the new structure will be constructed of a light weight steel frame with insulated infill panels and a fibre cement type rain-screen cladding system in keeping with other recent fire station construction projects in the county. This type of cladding is also similar in shape and arrangement to the recently upgraded Cappamore library building across Kyle Road.

Existing Building

The internal layout of the existing building is to be revised to accommodate the station office, sanitary and hospitality facilities and muster room. New openings will be formed to connect it to the new building. The existing building will receive new glazing in place of the current vehicle access doors and a new render and paint finish to any infill external blockwork areas in keeping with the existing finishes.

Site Works

Minimal layout changes will be made to the external site areas other than those required to facilitate the works. A new, secure yard will be provided to the north-east corner of the site in place of the existing stone and soft landscaped area that currently exists. Additional parking for fire service personnel is proposed along the site boundary with Doon Road which will involve the removal of some existing trees and soft landscaping. The total number of spaces being provided is based on the current number of fire service personnel and the location was chosen to minimise any impediment to the entrance and egress of the fire tenders in an emergency event.

Existing boundary treatments will be maintained whilst additional internal yard gates and fencing will be hot dip galvanised and painted. The yard surfacing's will consist of a combination of asphalt to general trafficable and

parking areas and a more hardwearing concrete surface to areas expected to experience more significant wear and tear from fire tender movements and maintenance. The existing landscaping will generally remain as is.

7 Preliminary Scope of Works

The proposed outline scope of works is as follows:

- **Foundations;** a combination of concrete pads and strip footings with blockwork rising walls to support the walls and steel frame legs
- **Floors;** insulated concrete slab-on-grade floors throughout the new building with an insulated screed provided on top of the existing building floors
- **Walls;** insulated block cavity perimeter walls to the new structure, internal blockwork loadbearing walls as needed to support the structure and timber partition walls elsewhere as needed to divide spaces
- **Roof;** proprietary insulated panel roof to the new building, localised repair and upgrades to the existing timber roofs as needed
- **Windows and doors;** triple glazed uPVC units to external doors and windows, solid core, timber fire rated doors to internal areas
- **External building finishes;** proprietary fibre cement rain-screen cladding to the new building in selected colours, localised painted render finish as needed to existing building
- **External steel work;** galvanised and painted gates, fences and railings
- **External surfaces;** asphalt surfaces to general trafficable and parking areas, concrete surfaces to yard areas subject to additional wear and tear, concrete footpaths to perimeter of new building and car parking areas
- **Landscaping;** refurbishment of existing landscaped areas affected by the works

8 Civil and Structural Engineering

Please see separate civil and structural engineering planning report for a more detailed overview of the engineering elements of the proposed works.

9 Mechanical and Electrical Systems

Power

The existing power supply for the building will be maintained and the existing internal electrical fit out will be upgrade as needed to facilitate the works.

Telecoms

The existing telecoms connections will be maintained with the existing internal infrastructure upgraded to supply both the new and existing areas.

Heating & Hot Water

A new air-to-water heating and hot water system is proposed to service the main habitable spaces of the proposed works whilst a solid fuel system will be provided to the appliance hall to cater for the greater demand of drying the fire tenders upon return from a call out.

Ventilation

The existing vehicle extract system will be retained and relocated to the new appliance hall. Active ventilation; mechanical wall and ceiling vents, will be provided to the remaining areas.

10 Additional Considerations

Throughout the extents of these works Cappamore Fire Station must remain as an operational fire station for the people of Cappamore and east County Limerick. The project design and management team will work closely with members of the fire service to ensure this is achieved. A phased approach to the construction process will be implemented which will allow an area of the fire station to remain operational at all times.

11 Conclusions

It is necessary to upgrade the current fire station in Cappamore Town, County Limerick to provide a sufficient fire service to the people of Cappamore and Limerick. The proposed refurbishment works consist of removing the existing temporary structures which currently house one of Cappamore Fire Services' three fire tenders, a station office and some storage space and replacing them with a new permanent building which would house all three fire tenders as well as provide adequate storage for the crew's personal firefighting equipment. The existing, permanent fire station building will be refurbished to house the station office, sanitary and hospitality facilities. M&E upgrades will be carried out as part of the works to improve the energy efficiency of the buildings. External works will also be carried out to provide additional maintenance and storage areas and vehicle parking for the fire service personnel. This report outlines the scope of the proposed building works and the design work undertaken to date. Its contents should be sufficient to for the purpose of obtaining planning permission for these works. If you require any further clarification on the information contained within it then please contact the LA Housing Construction & Maintenance department of Limerick City and County Council.

Regards

LA Housing Construction & Maintenance, Limerick City & County Council

Enclosed:

- 1 no. copy Architectural Drawing Pack
- 1 no. copy Civil Engineering Drawing Pack
- 1 no. copy Civil and Structural Engineering Planning Report
- 1 no. copy GPR Survey Drawing
- 1 no. copy Topographical Survey Drawing
- 1 no. copy Site Investigation Drawing
- 1 no. copy AA Screening Report
- 1 no. copy EIA Screening Report