

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):

58 O'Connell Street, Limerick, V94 XV70

DETAILS OF PROPOSAL:

Protected Structure – Reg. no. 3520

Within an Architectural Conservation Area in the Limerick Development Plan 2022-28

The proposed Development consists of a change of use and remodeling of the former city library at 58 O'Connell Street, including a rooftop extension to provide commercial space at ground floor level, plus 5 no. apartments at basement, first, second and third floor levels, as well as in the proposed rooftop extension. The proposed apartments comprise 2no. one-bedroom units and 3 no. two-bedroom units.

The material alterations, repairs and renewals proposed to the Protected Structure at 58 O'Connell Street consist of: removal of existing internal partitions, alterations to existing partitions, replacement of existing internal doors and joinery, fire upgrading of existing walls and ceilings, installation of mechanical and electrical services, PV panels and plant at roof level, as well as sundry remedial works not impacting on the character or special interest of the Protected Structure.

The proposed Development also consists of a change of use and part-demolition of the former library store / warehouse to the rear of the site – between Glentworth Street and Mallow Street – to provide 3 no. apartments at ground, first and second floor levels. The proposed apartments comprise 2 no. one-bedroom unit and 1no. two-bedroom unit.

The part-demolition of the former library store / warehouse includes retention of flanking walls along the north-east and south-west boundaries of the site, plus the careful taking-down and restoration of a section of the perimeter wall at the north-east

corner of the property – to facilitate construction access to the site as well as to provide the pedestrian connection between Glentworth Street and Mallow Street envisaged as part of Limerick City and County Council’s project to rejuvenate the city centre’s laneways.

The proposed development includes the creation of a semi-private courtyard between No. 58 O’Connell Street and the proposed mews building – 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 solar 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: Commercial

(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): 8 units

Total: Houses: 0 Apartments: 8

Area of site: Hectares: 0.048 hectares Acres: 0.119 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:
Ground floor Residential unit no.6:		54.4 sq. metres
First floor Residential unit no.7:		54.4 sq. metres
Second floor Residential unit no.8:		69.4 sq. metres
Total Gross Floor Area (total of all apartments above):		178.2 sq. metres
(excluding staircase)		
(b) Extension to dwelling		Floor Area
Penthouse extension- Residential unit no. 5:		58.3 sq. metres
Gross Floor Area:		58.3 sq. metres
(c) Other domestic (sheds, garages Garden shed)		
Bin Storage Floor Area:		8.2 sq. metres
Bike Storage Floor Area:		n / a
Communal Storage Floor Area:		7 sq. metres
Gross Floor Area (total of storage above):		15.2 sq. metres
(excluding staircase)		

FLOOR AREA : Other

(d) Other Development i.e. Car Parks etc.		
Commercial unit at Ground Floor Area		56.4 sq. metres
Gross Floor Area:		56.4 sq. metres
(e) Change of Use		Floor Area per unit
Basement floor Residential unit no.1:		65.0 sq. metres
First floor Residential unit no.2 (including home office):		81.7 sq. metres
Second floor Residential unit no.3 (including home office):		79.2 sq. metres
Third floor Residential unit no. 4:		73.0 sq. metres
Total Gross Floor Area (total of all apartments above):		298.9 sq. metres
(excluding stairs)		

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

Saxmi S. HARRISON, SENIOR ARCHITECT