

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 58 O'Connell Street, Limerick and lands to the rear (Eircode V94 XV70) which are designated as a Protected Structure (Reg. No. 3520), and 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 5no. 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 3no. 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 3no. apartments at ground, first and second floor levels. The proposed apartments comprise 2no. 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 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.

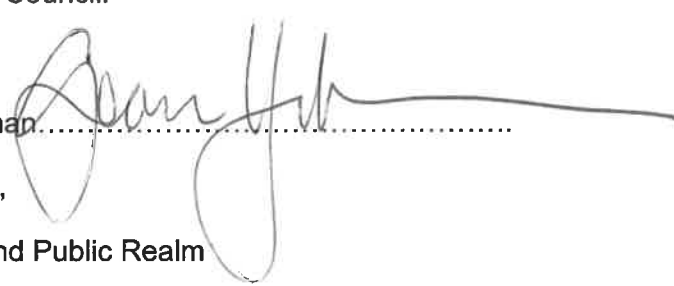
Plans and particulars of the proposed development will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy, **from 20th December 2022 up to and including 27th January 2023** at the Customer Services Desk, Limerick City & County Council, Merchant's Quay, 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**