

# Part 8 PLANNING APPLICATION

## Architects Report

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Applicant: Limerick City & County Council

Location: Derelict End of Terrace House (V94 DHH9) and adjacent vacant site, West Square, Askeaton, Limerick

The development will consist of the Demolition of end of terrace two-storey derelict House (V94 DHH9) and adjacent vacant site. The proposed construction consists of 288m<sup>2</sup> (0.0288 Hectare) Parklet. The works include demolition of the existing boundary onto West Square, the construction of end of terrace 1.5m wide two-storey abutment, feature walls/seats built from existing stone walls and associated works comprising of services, boundary treatment and hard and soft landscaping works. The site is within an Architectural Conservation Area (ACA).



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

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## **1.0 Proposal:**

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## 2.0 Site Location



Illustration 1.0 Site Location indicated in red

Askeaton is a small town with an active community, located along the River Deel at the Shannon Estuary, approximately 25km west of Limerick city and just south of the N69 Limerick to Tralee Road. The town extended eastwards and westwards along the Main Road, where it formed a 19th century Main Street, with two distinctive spaces, locally known as East and West Squares, which still forms the historical core of the town to this day. The proposed development is situated in the West Square, end of terrace two storey house (V94 DHH9) and adjacent vacant site.

The proposed site is within an Architectural Conservation Areas (ACA).

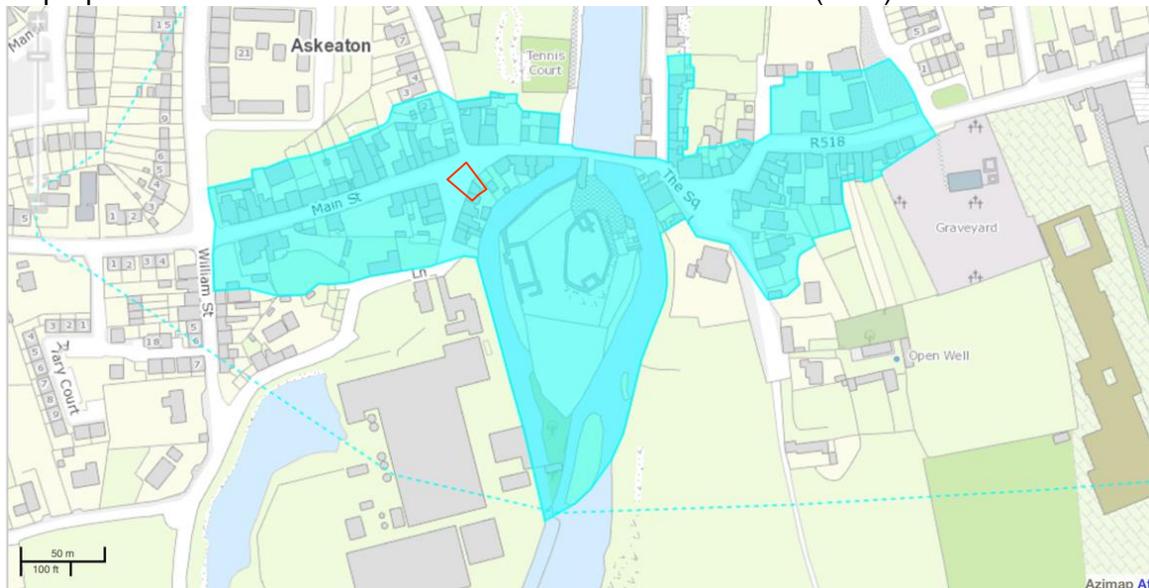


Illustration 3.0 Architectural Conservation Area indicated in light blue.

In accordance with the provisions of the Part IV Section 81 of the Planning & Development Act 2000 (as amended), an architectural conservation area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve.

The site is also contained within the Recorded Monument, LI011-092001, classified as the Historic Town of Askeaton. In addition, it is in the vicinity of a National Monument, No.201 Askeaton Castle, as a result the works will require Ministerial Consent (National Monuments (Amendment) Act 2004 Section 14).



Sites and Monuments Record Map of Askeaton, Zones of Notification (section 12)

The site is within a flood area. These maps are 'predictive' flood maps showing areas



predicted to be inundated during a theoretical or 'design' flood event with an estimated probability of occurrence, rather than information for actual floods that have occurred in the past, which is presented, where available, on the 'past' flood maps overlaid above.

The Site is not in a designated area, Special area of Conservation, Special Protection Area, Proposed Natural Heritage Area or Natural Heritage Area.

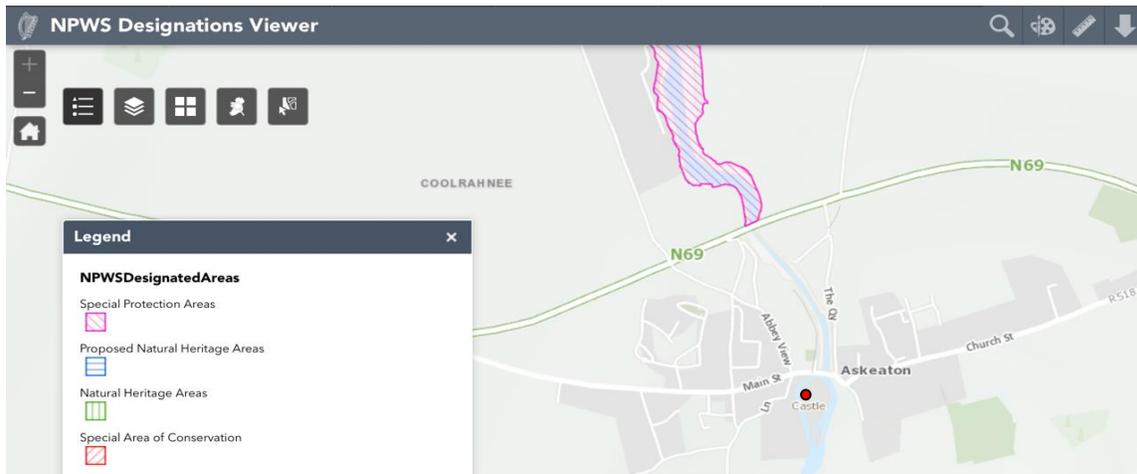


Illustration 4.0 CFRAM (catchment flood risk assessment management) Flood Maps

The Site is not in a designated area, Special area of Conservation, Special Protection Area, Proposed Natural Heritage Area or Natural Heritage Area.

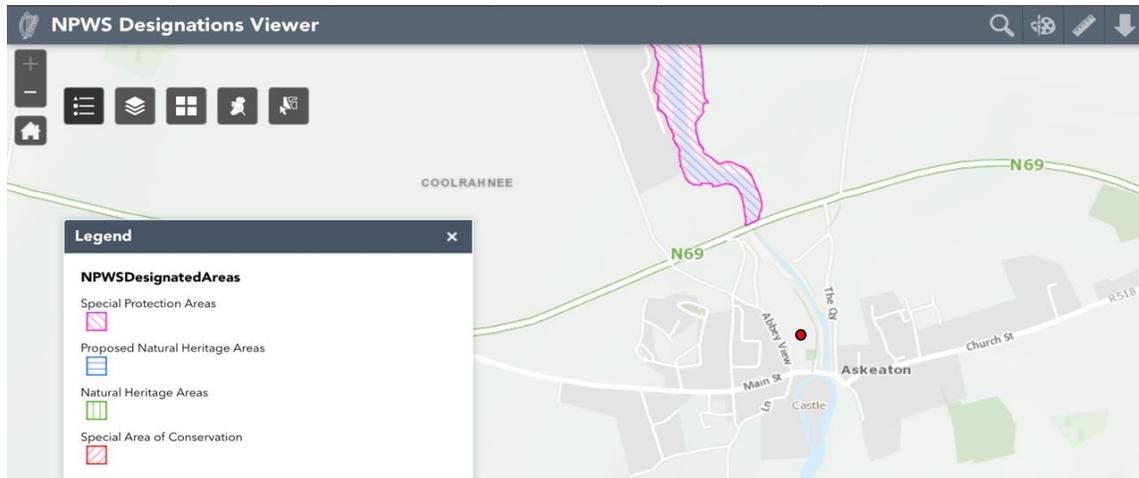


Illustration 5.0 National Parks and Wildlife Service (NPWS) Designated Area Map

### 3.0 Existing Site & Buildings

The existing end of terrace house (V94 DHH9), West Square has been condemned by Limerick City Council and will be demolished to make way for a 'Parklet' that will open up views of Askeaton Castle from West Square.

The existing stone wall structures date back two hundred years, and the structures are in a state of disrepair. It is proposed to retain the stone walls but reduce their height to form places to sit, lean against, or have coffee over the 1100mm high stone tables and trace the history of the site by retaining the outline of the earlier stone buildings. A new use of the site as a public park, will create a link between the town and the River Deel, and frame views of Askeaton castle. The existing riverbank stone walls will be retained. The existing breaks to the stone walls on the River edge will be maintained. The proposed Parklet will not impact on the existing river seasonal/tidal impact on the site.



*Illustration 6.0 Existing View of the site from West Square*



*Illustration 7.0 Existing View of the site from Askeaton Castle*



## 5.0 Finishes:

It is proposed to reduce the height of the existing stone walls to various heights and some of the walls will be reduced low enough to sit on.

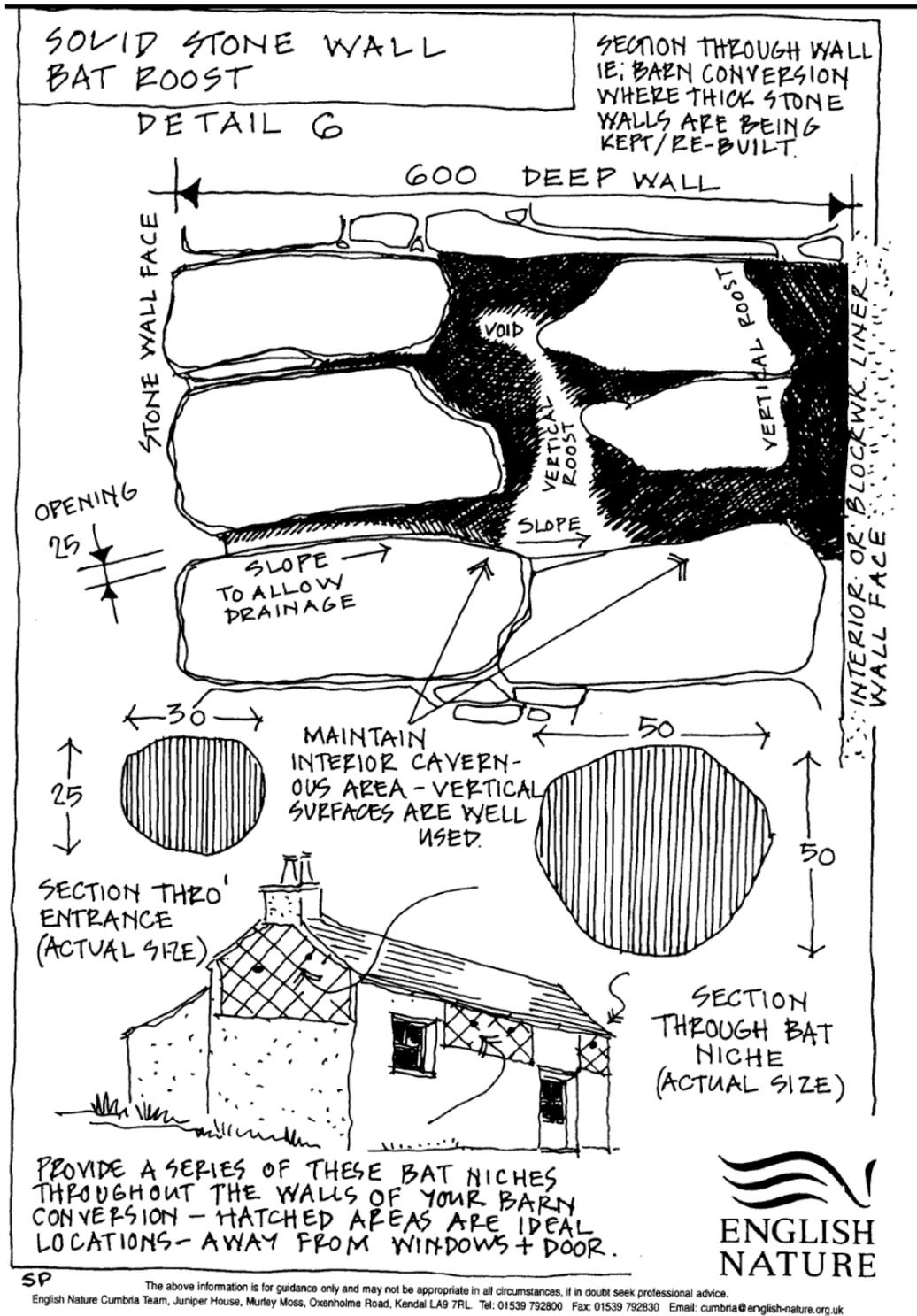
The proposed soft landscaping will extend along the edges of the site and embrace the existing biodiversity of the riparian landscape. Refer to Brady Shipman Martin landscape drawings.

Any reused worked stone within the demolition will be offered to the Office of Public Works for use in the Castle, on completion of the works any excess stone will be salvaged either the Office of Public Works for or for reuse in public works by Limerick City & County Council

The ground finish will be a resin Bound surface, laid onto a porous base, and will be Sustainable Urban Drainage Systems (SUDS) compliant.



In order to promote biodiversity in the area bird boxes will be erected and six bat cavities will be provided in the new gable wall in accordance with the Natural England leaflet, Appendix 1 (see below). Refer to the Eire Ecology reports for further information.



## 6.0 Civil / Structural Report

### Flooding

The site is in Flood Zone A. The development, as a public park, is compatible with its situation in a Flood Zone. The redevelopment of the site will involve raising the site levels to achieve a Part M compliant gradient throughout. This will reduce the available storage for floodwaters. Since the entire site is subject to flooding, we calculate conservatively that the approximate loss of storage volume will be the volume of fill material added to the site which will be 39m<sup>3</sup>. In order to compensate for this, it is intended to provide an equal volume of underground voids formed using cellular stormwater storage units wrapped in geotextile. These will be overlain by a permeable surface and a permeable granular bedding so that water can freely access the storage tanks. Drainage from the storage tanks will be directly to ground.

### Drainage

The drainage strategy for the site is as follows. There are no apparent drains within the site. Stormwater from the footpath will be collected in a slot drain at the edge of the site/inner edge of the footpath. This will discharge to a raingarden within the site. In general, the site will drain directly to ground as it does at present through a permeable resin bound aggregate surface on a permeable base. At locations where there are physical rising walls that might trap moisture it is proposed to provide further slot drains across the width of the site also discharging to raingardens along both party walls. This will maintain the drainage pattern on the site broadly as is.

### Structure

In order to maintain the integrity of the party wall to the south west it is intended to retain and strengthen a sufficient portion of the cross walls of the house proposed for demolition to act as buttresses, to install steel water beams horizontally corresponding to floors and ceilings, and to retain a sufficient portion of the roof so that the weathering of the adjoining building will not be affected. The entire retained structure will be enclosed with a new masonry wall parallel to the party wall which will allow the entire gable to be fully weathered. The temporary works required to achieve this will be explicitly required in the contract for the works and the contractor will have to provide method statements for agreement prior to commencing.

## 7.0 Lighting

The proposed lighting scheme is to illuminate the parklet for pedestrian use only and the lights will be installed at low level and integrated into the stone walls, robust bollards, and seating.

To provide an energy efficient lighting design and considering the presence of bats, it will be an LED source with integral dimming, 30000K colour temperature and have dark sky certification. The luminaire is available so that the lighting level can be adjusted in the luminaire, to dim the luminaire light output each side of midnight. The luminaires will be designed to reduce obtrusive light, such as spill and reducing the view of the night sky.

The electrical installation will be carried out to meet the requirements of IS 10101:2020 and ET211:2003.

The purpose for providing the illumination at night is for the following reasons:

- To allow pedestrians to move about safely.
- To indicate hazards
- To reduce crime and provide a safe environment.

## **8.0 Environment Report**

The Environment Impact Screening Report prepared by Eire Ecology is submitted as part of this planning application.

## 9.0 Drawing Schedule

### Architectural Drawings

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22-12 1002	Site Plan	1:500
22-12 1004	Existing Site Plan	1:500
22-12 1005	Existing Site Plan - Stone Walls	1:200
22-12 1006	Interaction with River Deel	1:200
22-12 1007	Existing Plans of 21 West Square	1:200
22-12 1010	Proposed Plan	1:200
22-12 1030	Existing & Proposed Elevations	1:200
22-12 1031	Existing View from River Deel	NTS
22-12 1032	Proposed View from River Deel	NTS
22-12 3000	Site Section AA	1 :50
22-12 3001	Site Section BB	1 :50
22-12 3002	Site Section CC	1:50

### Civil /Structural Drawings

112-XX-301	Proposed Site Layout, Structures & Drainage	1:200
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### Landscape Drawings

7004_300	Landscape Plan	1:200
7004_301	Landscape Details	1:20

## 10.0 Details of Client & Design Team

### Client:

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