

**RURAL LIMERICK HOUSING DEVELOPMENT**

**RLHD 04-22**

**The Saddlery, No.8 Old Church Street, Abbeyfeale  
Demolition and Rebuild of Derelict Dwelling**

**PROJECT INFORMATION MEMORANDUM**

## **1. Introduction**

1.1 TA Group were appointed as Integrated Design team to assess the existing structural condition and presence of asbestos of No.8 Old Church Street, Abbeyfeale West, Co. Limerick.

- Dwelling over former Saddlery: Dwelling end of terrace.

1.2 Preliminary Structural, QS and Asbestos Assessment confirmed a failed structure requiring demolition and rebuild. The structural walls are composed of “river gravel”. River gravel has been encountered on other sites within Abbeyfeale. TA Group are currently the appointed IDT for No.6&7 Colbert Terrace , where demoliton and rebuild was the only option for this structural typology. The design teams experience with river gravel complexities is an advantage.

Asbestos was not discovered within the property. (See Application)

1.3 TA Group were appointed successful tenderer and appointed Integrated Design Team for the design and construction stages for the demolition and rebuild of No.8 Old Church Street, Abbeyfeale. In June 2023 TA Group noted that the property had deteriorated to such an extent that the only practical and viable option is full demolition and rebuild of the property.

## **2. Screening for AA and EIA**

2.1 AA Screening has been carried out and concluded that impacts will not occur to European Sites as a result of the proposed works. (See Application)

2.2 Environment Impact Assessment Screening has been carried out and concluded that the proposed development works are not considered likely to have significant effects on the environment. An Environmental Impact Assessment Report is not required. (See Application)

2.3 Bat Survey has been carried out and the interior of the property revealed no signs of bats. (See Application)

2.5 LCCC Tom O Neill agreed with the findings of AA screening in that effects on the SAC site are not likely due to the limited scale of works and the intervening vegetation which serve as a buffer. He also notes that the site is not subject to flooding which might be factor in washing foreign material into the SAC. Since the site does not flood this can be discounted.

Similarly LCCC Tom O Neill agreed with the findings of the EIA screening document that significant effects as described by the EIA directive and EIA guidance (2018) are unlikely. The proposed development is limited in scale and falls well below any thresholds for EIA for urban development as outlined in the Planning Regulations.

## **3. Archaeology**

3.1 The proposed works include the demolition of the property down to the top of foundations and the reconstruction of a new structure within the same footprint of the existing building. The construction of a raft/slab foundation will sit on top of

the existing foundations, which will remove the need to excavate below the depth of the existing foundations. Connections of services into the public road are where public services exist. LCCC Archaeologist, Sarah Mc Cutcheon has recommended that a check by an Archaeologist on the demolition day will suffice as a requirement.

#### **4. Conservation**

- 4.1 New build 3 bed dwelling is proposed of similar size and scale to the original structure. The traditional street elevation with arched headed first floor windows and traditional shopfront will be reinstated. The end of terrace property is part of a terrace of dwellings, formerly one dwelling over a saddlery, within the Abbeyfeale Architectural Conservation Area. This is not a Recorded Protected Structure.