

For Sale
By Private Treaty

Guide Price
€200,000

Castleconnell

REA
JOHN LEE



SITE

REA
JOHN LEE

Coolreiry

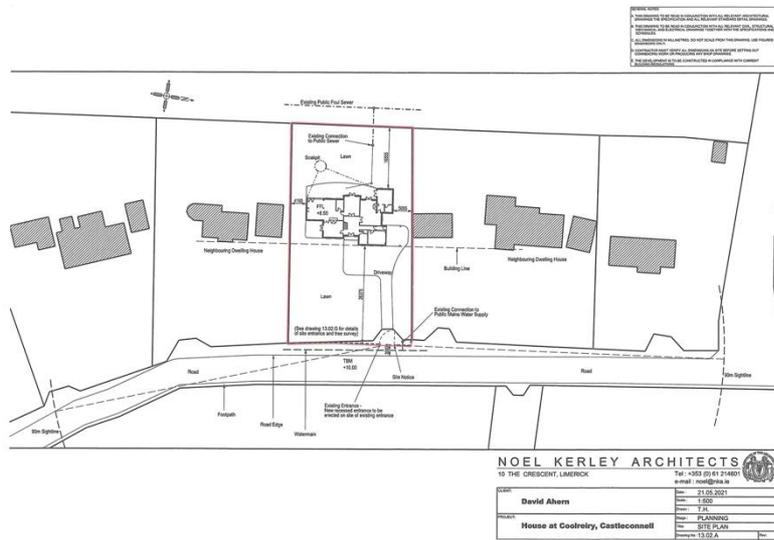
Castleconnell, Co. Limerick.

Site c. 0.5 acres with Full Planning Permission



reajohnlee.ie

PSRA: 002764

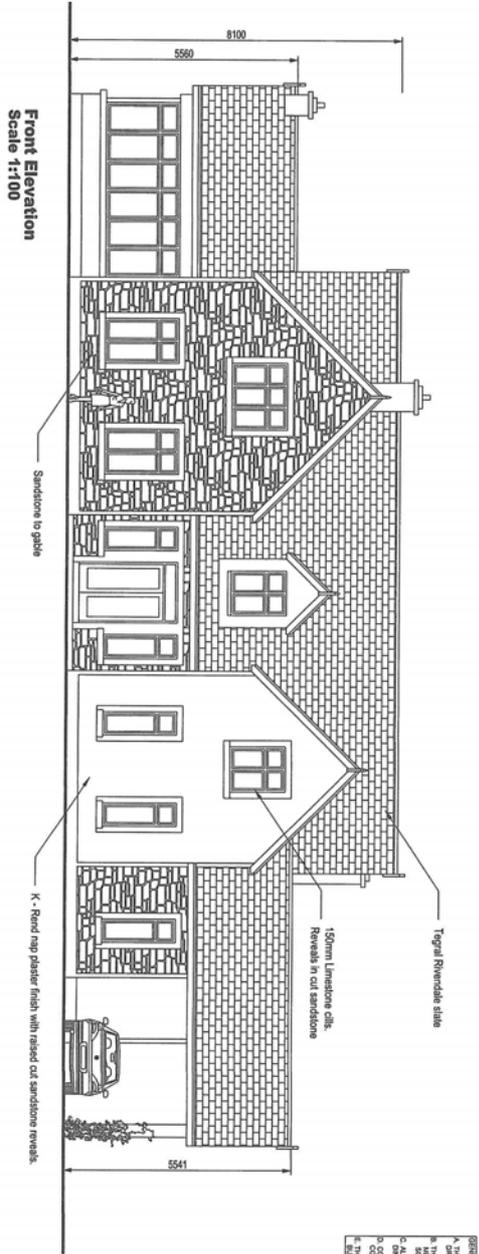


| Description

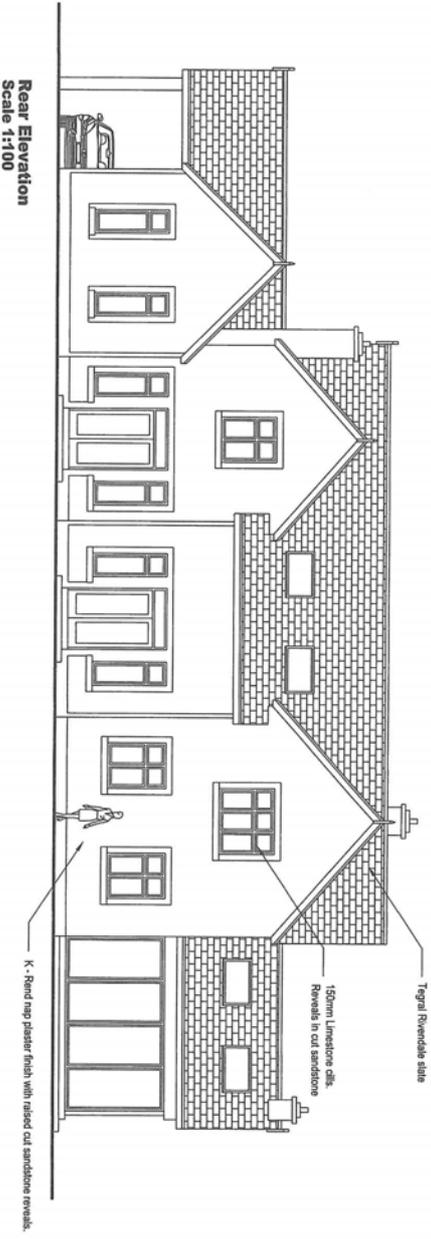
Residential Building Site c. 0.5 acres with Full Planning Permission for a detached architecturally designed residence extending to c. 350 sq.m. (c. 3768 sq.ft.). This is an exceptional site in a sought after location adjacent to Castleconnell village and convenient to the M7 motorway. Centrally positioned only 10 minutes from the National Technological Park and the University of Limerick this is a once in a lifetime opportunity. All mains services are available to the property. Full details from the agent.



Call 061 378 121



Front Elevation
Scale 1:100



Rear Elevation
Scale 1:100

GENERAL NOTES

- A THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL SPECIFICATIONS AND CONDITIONS OF SALE.
- B DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
- C DIMENSIONS AND ELECTRICAL SYMBOLS TO BE IN ACCORDANCE WITH THE REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- D CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT.
- E THE DEVELOPER IS TO BE CONSTRUCTED IN COMPLIANCE WITH CURRENT BUILDING REGULATIONS.

NOEL KERLEY ARCHITECTS
 10 THE CRESCENT, LIMERICK
 Tel: +353 (0) 61 214607
 e-mail: noel@mkale

CLIENT: David Ahern
PROJECT: House at Coolreiry, Castleconnell

Date: 21.05.2021
 Scale: 1:100
 Drawn: T.H.
 Stage: PLANNING
 Title: ELEVATIONS
 Drawing No: 13.02.D



| Viewing

By prior appointment.

| Directions

From Limerick proceed to Dalys Cross, turning left for Castleconnell opposite the filling station. The property is a short distance on the left.

| Price

€200,000



| Selling agents

REA John Lee
Main Street,
Newport,
Co. Tipperary.
V94 FC8Y

T 061 378121
E info@reajohnlee.ie
W www.reajohnlee.ie

| Sales agent

James Lee
BSc. Hon's., MRICS MSCSI
Director

T (086) 235 1221
E james@reajohnlee.ie

CONDITIONS TO BE NOTED: The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

LIMERICK CITY & COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACTS, 2000 (AS AMENDED)
NOTIFICATION OF GRANT OF PERMISSION

David Ahern
c/o Noel Kerley Architects
6 The Crescent
Limerick

PLANNING REGISTER NUMBER: 21/996

APPLICATION RECEIPT DATE: 13/07/2021

Permission for the construction of a dwelling house with garage, to form recess to existing site entrance, connection to existing public sewer and all associated site works at Coolreiry Castleconnell Co. Limerick.

Further to the Order dated: 02/09/2021

A PERMISSION has been granted for the development described above subject to the 12 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 02/09/2021.

Signed on behalf of the said Council


Helen Keane
(for) A/Senior Executive Officer
Planning & Environmental Services
06/10/2021

Please note that the provisions of Planning & Development Act 2000 (as amended) limits the duration of this planning permission to a period of five years from the date hereof.

LIMERICK CITY & COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)

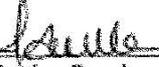
NOTIFICATION OF DECISION TO GRANT

David Ahern
c/o Noel Kerley Architects
6 The Crescent
Limerick

Planning Register Number: 21/996
Valid Application Received: 13/07/2021
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Act, Limerick City & County Council has by Order dated 02/09/2021 decided for the reason set out in the First Schedule hereto, to **GRANT PERMISSION** for development of land in accordance with the documents submitted namely: **the construction of a dwelling house with garage, to form recess to existing site entrance, connection to existing public sewer and all associated site works at Coolreiry Castleconnell Co. Limerick** subject to the 12 condition(s) and the reasons for the imposition of the said condition(s) as set out in the Second Schedule.

Signed on behalf of said Council


Heather Supple
for DIRECTOR OF SERVICES
LIMERICK CITY & COUNTY COUNCIL

Date: 02/09/2021

Under Article 20 of the Planning & Development Regulations 2001 (as amended) the applicant shall remove the site notice in respect of the application following notification of the Planning Authority's decision.

In deciding the planning application, the Planning Authority, in accordance with Section 34(3) of the Planning & Development Act 2000 (as amended) has had regard to submissions/observations received (if any) in accordance with the Planning & Development Regulations 2001 (as amended).

In accordance with Article 31(j) of the Planning & Development Regulations 2001 (as amended), if there is no appeal to An Bord Pleanála a grant of permission shall be issued as soon as may be but not earlier than 3 working days after the expiration of the period for making of an appeal (see footnote).

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS GRANTED.

NOTE:

An appeal against a decision of a planning authority under the provisions of the Planning & Development Act 2000 (as amended) may be made to An Bord Pleanála at any time before the expiration of the appropriate period and on payment of the appropriate fee, by an applicant for permission or any person who made submissions or observations in writing in relation to the planning application. An appeal by a person who made submissions or observations must be accompanied by the acknowledgement of receipt of the submissions or observations from the planning authority. Any such appeal must be made in writing and received by the Board within 4 weeks beginning on the date of the making of the decision by the planning authority. The appeal must be fully complete from the start otherwise it will be invalid. It is very important to note that any appeal referrals under the Planning & Development Acts 2000(as amended) which are not accompanied by the correct fee will be invalid.

P.T.O.

PLANNING REGISTER REFERENCE NUMBER: 21/996

FIRST SCHEDULE

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 13th day of July 2021, except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. The developer shall pay to Limerick City & County Council a financial contribution of €6,686.20 (six thousand six hundred and eighty six euro and twenty cent) in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning & Development Act 2000 (as amended). The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason- It is a requirement of the Planning & Development Act 2000 (as amended) that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. The roadside boundary where necessary shall be setback behind the required sight triangle, the sight triangle is taken from a point 2.4m back from the road edge at the centre of the proposed access to a point 90m away in both directions at the nearside road edge.
 1. Where roadside boundary is removed a new roadside boundary shall be constructed of timber fencing (to protect trees to be retained) to a height of 1.2 metres with planting to rear of the roadside fencing consisting of shrubs suitable for hedging and common to the locality (e.g. holly, hawthorn, blackthorn, ash, elder, bramble etc.) All landscaping and planting shall take place in the first planting season following occupation of the dwelling.

ii. Details of the site entrance, roadside boundary and extent of set back required shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development. The entrance gates shall be recessed 4.5 m behind the line of the roadside boundary. The gates shall be linked to the roadside boundary with a fence at a height not exceeding 1 metre and splayed at an angle of 45 degrees to the public road. A rendered block wall or decorative wall is hereby not permitted.

Reason - In the interest of traffic safety and in the interest of visual amenity

4. No lighting shall be permitted within the curtilage of the site at the roadside entrance or on the gate piers.

Reason - In the interest of traffic safety and to prevent light pollution in the rural countryside.

5. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason - In the interest of traffic safety.

6. All surface water run-off from roofs, entrances and parking areas within the site shall be collected and disposed of within the site to surface water drainage system and shall be discharged to the public surface water sewer. No such surface waters shall discharge onto adjoining properties or the public road

Reason- In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

7. Finished floor levels shall be as per details submitted on the 13/07/2021.

Reason - To minimise the obstruction of the building on the landscape in the interests of the preservation of the visual amenity of the area

8. External finishes of the proposed dwelling shall be in accordance with those indicated on the submitted plans.

(a) The colour of the roof slates shall be dark in colour.

(b) Facing material shall be neutral in colour and texture and render finishes shall be painted or pigmented prior to occupation.

(c) The stone element shall be local stone only.

Reason - In the interests of visual amenity

9. The garage shall only be used for storage purposes and purposes incidental to the enjoyment of the main dwelling and shall not be used for commercial or habitable purposes.

Reason - In the interest of visual amenity, residential amenity and the orderly development of the area

10. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site. Under no circumstances shall the applicant/developer cut or otherwise interfere with the public road for the purposes of connection to public services without a road opening licence.

Reason - In the interest of visual amenity.

11. An external wall of the dwelling/ garage shall have appropriate ducting so as to be capable of accommodating a future electric charging point for electrically operated vehicles.

Reason: In the interest of climate change, energy efficiency and the proper planning and sustainable development of the area.

12. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:

- A list of proposed authorised waste collection permit holders to be employed.
- A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
- Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

A template waste management plan can be found on our website at: <https://www.limerick.ie/council/construction-and-demolition-waste>

Reason: In the interests of sustainable waste management.