

SERVICED RESIDENTIAL SITES IN TOWNS & VILLAGES

Information Leaflet

Feb 2008



Limerick County Council has launched a fresh initiative aimed at encouraging people to design and build their own homes on individual sites within County Limerick's towns and villages.

The initiative as set out under Limerick County Council's 'Policy on Serviced Residential Sites in Towns and Villages'. A DEVELOPERS GUIDE encourages developers and landowners to provide serviced residential sites to people wishing to build a house to their own design and layout on an individual site on the edge of towns and villages.

A new brochure outlining the new policy has been published and is available in all Limerick County Council offices and on the Local Authority website at www.lcc.ie





*Images copyright © Pixel Brick 2005
© Designs by Dominic Whoriskey & Associates*

www.lcc.ie

Frequently Asked Questions

Where will these serviced residential sites be located ?

These sites will generally be located at the following locations.

- *Land zoned for serviced residential sites in accordance with the Local Area Plans.*
- *Lands within or adjacent to the settlement boundaries of smaller towns and villages.*

How can I apply ?

Full Planning permission must be sought by the developer /landowner for the site layout and development works and outline permission for the individual houses. Each individual applicant will then submit their own design and apply for full planning permission for a house on a serviced site.

How large should my site be ?

Serviced sites generally must be of not less than a quarter of an acre (0.10 hectares) in size. Larger sites will be required for housing exceeding 250 square metres to allow sufficient space for private amenity space, parking and landscaping.

What house design type can be used ?

General house design principles will be agreed at outline permission stage that will allow various designs, types and sizes of houses.

What planning conditions will apply ?

Any permission will be subject to the normal standard planning conditions. In addition these will include a condition that the applicant occupy the dwelling for 2 years and that the house should be constructed within 2 years from the date of obtaining planning permission.



Limerick County Council

Further details can be obtained from www.lcc.ie/ policy on serviced residential sites or from the contact name and/or email listed below.

James Clune, Administrative Officer **Tel:** 061-496347 **Web:** www.lcc.ie **Email:** jclune@limerickcoco.ie