



## Board Direction

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**Ref: PL91.246092**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 19<sup>th</sup>, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the provisions of the Limerick City Development Plan 2010-2016 including the site specific zoning objective, to the planning histories associated with the site, Mary Immaculate College and the Mount Saint Vincent Campus and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of properties in the vicinity, would not be injurious to the character of the ACA or the setting of any protected structure, would be acceptable in terms of traffic safety and convenience and would improve accessibility and contribute to an improved public realm for the benefit of the wider area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 10<sup>th</sup> day of December, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. A schedule of landscape maintenance, include details of arrangements for its implementation, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. **Reason:** To provide for the satisfactory future maintenance of this development in the interest of visual amenity.
3. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interest of sustainable waste management.

4. Prior to commencement of development, the developer shall advise the planning authority regarding the appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011.

**Reason:** To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

5. Condition number 3 and reason as per PA
6. Condition number 4 and reason as per PA

Board Member: \_\_\_\_\_ Date: May 20<sup>th</sup>, 2016  
Nicholas Mulcahy

