



An
Bord
Pleanála

Board Direction
BD-004497-19
ABP-304938-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Limerick County Development Plan 2010 – 2016, the Castleconnell Local Area Plan 2013 – 2019 (extended to 2023), the pattern of development in the area, the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the setting of the protected structure, would significantly improve the visual and residential amenities of the Bruach na Sionna housing estate, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the restoration, change of use, and extension of Worralls Inn, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not encroach unduly upon the setting of, or inappropriately compete with, the protected structure. Furthermore, it is considered that the proposed development would not adversely affect the setting of the protected structure and, accordingly, would be compliant with Objective EH2 of the local area plan.

Conditions

1.	<p>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 4th day of April 2019, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development shall be amended as follows:</p> <p>(a) The list of works to the protected structure shall include a central chimney within the building and a projecting lantern above the front door, as existed prior to the fire.</p> <p>(b) The link between the protected structure and the townhouses shall be an appropriately designed glazed extension.</p> <p>(c) The ridge heights of the terrace of townhouses shall each be reduced by an equal amount of approximately 0.5 metres, such that the revised height of the higher ridge is equal to, or lower than, the ridge height of the existing pair of semi-detached dwelling houses to the north east.</p> <p>(d) The single storey dwelling to the rear of dwellings numbered 1 – 4 (inclusive) of Bruach na Sionna shall be omitted.</p> <p>Prior to the commencement of development, revised drawings demonstrating compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority.</p>

	<p>Reason: In order to restore the streetscape presence and not adversely affect the setting of the protected structure, and in the interest of orderly development.</p>
3.	<p>The revised layout of the public realm of Bruach na Sionna incorporating the equipped children's playground, demarcated green areas, and revised and extended car-parking provision, and the miscellaneous ancillary works including provision of bin, cycle and general storage areas, services, landscaping, walls and associated site works, in so far as these apply to the existing Bruach na Sionna estate, shall be completed to the written satisfaction of the planning authority, prior to the commencement of any works to the protected structure or the construction of the townhouses.</p> <p>Reason: In the interest of orderly development.</p>
4.	ProtConstMethod
5.	ProtConserv1
6.	<p>A bat survey shall be carried out on the protected structure by a suitably qualified ecologist. If bat species are found to be roosting in the building, detailed measures in relation to the protection of bats shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any works to the protected structure.</p> <p>Reason: In the interest of wildlife protection.</p>
7.	<p>The landscaping scheme shown on the landscape planning layout, as submitted to the planning authority on the 4th day of April 2019, shall be carried out within the first planting season following substantial completion of the reorganisation of on-site car parking.</p> <p>In addition to the proposals in the submitted scheme, the following shall be carried out:</p> <p>The site of the omitted single storey dwelling shall be landscaped in a similar manner to the area opposite and to the rear of the dwellings numbered 6 – 9 (inclusive).</p>

	<p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
8.	<p>Prior to the development of the proposed play area, a scheme showing a detailed design and layout of this area shall be submitted to, and agreed in writing with, the planning authority.</p> <p>Reason: In order to afford the planning authority the opportunity to control these details, in the interest of amenity.</p>
9.	UrbanFinishes1
10.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
11.	Irish Water
12.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
13.	UrbanDeExempt
14.	<p>Proposals for a house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of urban legibility.</p>
15.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of</p>

	<p>facilities for the storage, separation and collection of the waste and, in particular, recyclable materials within each house plot shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</p>
16.	UrbanManage1
17.	CMP1 (excl. hours)
18.	<p>Site development works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
19.	S.48 Unspecified

Board Member

Date: 14/11/2019

John Connolly