



An
Bord
Pleanála

Board Direction
BD-007706-21
ABP-308573-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the existing development within the historic medieval core of Limerick City, to its prominent siting at the junction of the historic streets of Nicholas Street and Athlunkard Street and to its proximity to the adjacent Protected Structure and Recorded Monument known as Bourke's Castle, the Board considered that the nature, materials, finish and lack of fenestration of the development to be retained and the consequent bulk and massing of the structure would seriously injure the visual amenities of the area. The proposed development would therefore, not be in accordance with the proper planning and sustainable development of the area.

Note: The Board noted that the proposal to construct a fire escape within the footprint of the Protected Structure/Recorded Monument was omitted in the plans and particulars submitted with the appeal (3rd day of November 2020) and was satisfied that the omission of this element of the development would ensure that there was no direct impact on the Protected Structure and Recorded Monument known as Bourke's Castle.

Board Member

Date: 12/03/2021

Maria FitzGerald