

An  
Bord  
Pleanála

**Board Direction**  
**BD-009341-21**  
**ABP-310676-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2021.

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

## 1.0 Reasons and Considerations

Having regard to the National Inventory of Architectural Heritage (NIAH) and the Limerick City Development Plan 2010 – 2016 (as extended), it is considered that the proposed use of the site would be “open for consideration” under its ZO.1(A) city centre zoning. Within the context of the emerging pattern of land uses in the surrounding area, this use would, subject to conditions, be complementary and so it would be an appropriate use under this zoning. While the building at No. 21 Wickham Street is identified in the NIAH, since its inclusion in this Inventory, it has not been added to the Record of Protected Structures in the Development Plan and in the intervening period of time external features of interest have been lost. Provided that this building is properly recorded, no objection is raised to its demolition. While the proposal would be a large building within its immediate context, its nuanced design would ensure its compatibility with the streetscape and the visual amenities of the area. Likewise, revisions to this proposal would ensure that it is compatible with the residential amenities of the area. No traffic, access, or parking issues would arise, and no water or Appropriate Assessment issues would arise. The

proposal would, thus, accord with the proper planning and sustainable development of the area.

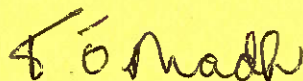
## 2.0 Conditions

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 15<sup>th</sup> day of March 2021 and 5<sup>th</sup> day of May 2021, 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><b>Reason:</b> In the interest of clarity.</p>
2.	<p>A full architectural survey of buildings proposed for demolition shall be carried out and shall be submitted to the planning authority prior to commencement of development. Archive standard drawings and a photographic survey shall be prepared in accordance with the requirements of the planning authority.</p> <p><b>Reason:</b> In order to facilitate the conservation, preservation and/or recording of the architectural heritage of the site.</p>
3.	<p>Samples of the bricks and mortar with which the building is to be finished shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
4.	<p>(a) Prior to the installation of any signage upon the new building, a scheme providing full details of any signage to be installed shall be submitted to and</p>

	<p>agreed in writing with the Planning Authority. Thereafter, only the signage in the agreed scheme shall be installed.</p> <p>(b) Any plant, services or equipment installed upon the roof of the new building shall only be installed within the plant area/zone as shown on drawings numbered 240 and 224 revision A and no plant, services or equipment shall protrude above the parapet surrounding this area/zone. No plant, services or equipment shall be installed elsewhere on the roof.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
5.	<p>Site development and building 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.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
6.	<p>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.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
7.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed</p>

	<p>in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p><b>Reason:</b> In the interests of public safety and residential amenity.</p>
8.	<p>Prior to commencement of development, the developer shall enter into water and/or waste-water connection agreement(s) with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>
9.	<p>Stormwater drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
10.	<p>No external amplified sound or music system shall be installed or operated at the site.</p> <p><b>Reason:</b> To protect the residential amenities of the area.</p>

Board Member



Terry Ó Niadh

Date: 29/10/2021