



An
Bord
Pleanála

Board Direction
BD-017387-24
ABP-318606-23

The submissions on this file and the Inspector's reports were considered at a Board meetings held on the 09/05/2024 and 04/09/2024.

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

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the change of use of a former retail outlet to use of the structure for education by the University of Limerick (with minor works) does not militate against or prejudice achieving objective ULCC-01-UL in the Limerick Development Plan 2022-2028. The Board decided the development as proposed accords with the 'City Centre' zoning objective of the site.

The Board did not consider it appropriate to limit the life of the permission due to the nature of the use proposed, the fact that the proposed use accords with the sites zoning and because the use will bring vitality into a vacant retail unit in the city centre.

The Board considered that the proposed development is compliant with the provisions of the Limerick Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 12th day of October, 2023, and the further plans and particulars received by An Bord Pleanála on the 20th day of June, 2024, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, details relating to the management of cycle storage within the footprint of the building shall be submitted to the planning authority for written agreement. The details shall outline the access arrangements and security measures for staff and students.

Reason: In the interest of orderly development.

3. A monitoring report shall be submitted to the planning authority on the first anniversary of the occupation of the development in order to ensure compliance with the Workplace Travel Plan received with the planning application. Further monitoring reports shall be completed and submitted to the planning authority on the third and fifth anniversaries of the first occupation of the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

4. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other

external plant, telecommunication aerals, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and in order to protect the residential amenity of property in the vicinity.

5. A plan containing details for the management of waste and, in particular, recyclable materials, within the development, including the provision of facilities for the storage, separation and collection of waste and, in particular, recyclable materials and for the on-going operation of these facilities 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.

Reason: To provide for the appropriate management of waste and, in particular, recyclable materials, in the interest of protecting the environment.

Board Member



Mary Henchy

Date: 04/09/2024