

An
Bord
Pleanála

Board Direction
BD-019284-25
ABP-321388-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2025.

The Board decided to refuse permission for retention for the following reasons and considerations.

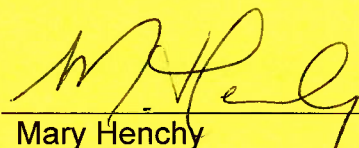
Reasons and Considerations

The Board decided the alterations to the front façade to be retained would detract from the character of the building due to the design, materials and detailing not being sympathetic to the buildings form and context and would detract from the composition and character of the street in this designated architectural conservation area. The development proposed to be retained would contravene Objective EH O53 of the Limerick Development Plan 2022-2028 and Objective HE O5 of the Rathkeale Local Area Plan 2023-2029, which seeks to ensure that the design of any development in the Architectural Conservation Area (ACA) should preserve and enhance the character and appearance of the ACA as a whole and ensure that all development within an ACA be appropriate and contribute positively to the appearance and character of the streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file and noted the location of the building in the

Rathkeale Architectural Conservation Area, the Board considered the works that had been carried out erodes the character of the streetscape and that the removal of the granite quoins would not adequately address this issue, therefore, the Board concurred with the decision of the planning authority.

Board Member


Mary Henchy

Date: 26/03/2025