

An
Bord
Pleanála

Board Direction
BD-019807-25
ABP-321907-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2025.

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

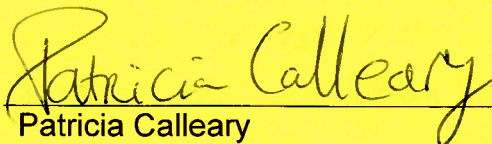
Reasons and Considerations

1. The development proposed to be retained and the proposed development would adversely affect the Rathkeale Architectural Conservation Area, the demolition of the two dwellings located on Rathkeale Main Street has resulted in a loss of the historic fabric and the effective loss of character within Rathkeale Architectural Conservation Area. Furthermore, the proposed development would materially contravene Objective EH O53 (Architectural Conservation Areas) and Objective EH 054 (Shopfronts within an Architectural Conservation Area) 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 should preserve and enhance the character and appearance of the Architectural Conservation Area as a whole, and ensure that all development within an Architectural Conservation Area be appropriate and contribute positively to the appearance and character of the streetscape. The development proposed to be retained and the proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposal to retain the demolition of the two dwellings previously on site and the location of Protected Structure (Record of Protected Structures reference number 1565) adjacent to the site, and on the basis of the documentation submitted on file, it is considered that, the applicant has not demonstrated sufficient regard to the integrity of the adjacent Protected Structure. Accordingly, the development proposed to be retained and the proposed development would materially contravene Objective EH O50 (Work to Protected Structures) of the Limerick Development Plan 2022-2028, which seeks to safeguard Protected Structures from inappropriate development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 28/05/2025