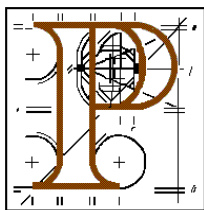


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 15/658

An Bord Pleanála Reference Number: PL 91.246092

APPEAL by Mount Gerard Residents' Association care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 7th day of January, 2016 by Limerick City and County Council to grant subject to conditions a permission to Mary Immaculate College care of Quinn Architects of 12 Barrington Street, Limerick in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The construction of a new pedestrian access route between the existing Mary Immaculate College campus and Mount Saint Vincent including alterations to the boundary of Scoil Mhathair Dé and Gerard House, hard and soft landscaping, new building entrance to Gerard House, public lighting and all associated site works, all at Mount Saint Vincent, O'Connell Avenue, Limerick. The site is in an Architectural Conservation Area (ACA1B).

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Limerick City Development Plan 2010-2016 including the site specific zoning objective, to the planning histories associated with the site, Mary Immaculate College and the Mount Saint Vincent Campus and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of properties in the vicinity, would not seriously injure the character of the Architectural Conservation Area or adversely affect the setting of any protected structure, would be acceptable in terms of traffic safety and convenience and would improve accessibility and contribute to an improved public realm for the benefit of the wider area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. 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 10th day of December, 2015, 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.

Reason: In the interest of clarity.

2. A schedule of landscape maintenance, including details of arrangements for its implementation, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

3. 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.

Reason: In the interest of sustainable waste management.

4. Prior to commencement of development, the developer shall advise the planning authority regarding the appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

5. Detailed site specific Method Statements and Specifications for all works, to include finishes and any conservation works that may be required for historical fabric, prepared as guidance for the appointed contractors shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any works on site.

Reason: To protect the architectural heritage in the interest of the proper planning and sustainable development of the area.

6. Records shall be kept of all works undertaken. These records shall include: Archival standard photographs taken before, during and after the completion of each stage of the work, specifications, schedule of works undertaken, difficulties encountered and their resolution and modifications to Method Statements. Two copies of the final report, including photographs and records shall be submitted to, and agreed in writing with, the planning authority.

Reason: To protect the architectural heritage in the interest of the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.