

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Limerick City and County

Planning Register Reference Number: 16/188

An Bord Pleanála Reference Number: PL 91.247861

APPEAL by Tom Mangan care of Noel Kerley Architects of 10 The Crescent, Limerick against the decision made on the 12th day of December, 2016 by Limerick City and County Council to refuse permission.

PROPOSED DEVELOPMENT: The demolition of existing parochial house, which is a protected structure (RPS SE 10) and the construction of a new parochial house, new septic tank and percolation area, the realignment of the front boundary wall and entrance, parking and all ancillary site works at Bohereen, Donoghmore, County Limerick.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations 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

The current Limerick County Development Plan contains a general presumption against the demolition of habitable dwellings as set out in Objectives RSO5 and RSO6, where it aims to promote rehabilitation of existing buildings, over demolition. Furthermore, the Parochial House is listed on the National Inventory of Architectural Heritage (Reference Number 21901332) as a medium sized house of regional importance that retains a strong sense of its original historic character. The Board is not satisfied that there are sufficient grounds for demolition of this habitable dwelling of significant documented character and architectural heritage. Therefore, to permit the demolition of this habitable house would materially contravene Objectives RSO5 and RSO6 of the current Limerick County Development Plan and would set an undesirable precedent for the future preservation of such buildings in the County. The proposed development would, therefore, be contrary to 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 2017.