

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Limerick City and County Council

Planning Register Reference Number: 17/760

An Bord Pleanála Reference Number: ABP-300061-17

APPEAL by An Taisce – The National Trust for Ireland of Tailors’ Hall, Back Lane, Dublin and by Cáit Ní Cheallacháin of “Saoirse”, Old Park Road, Corbally, Limerick against the decision made on the 4th day of October, 2017 by Limerick City and County Council to grant subject to conditions a permission to Kirkland Investments Limited care of Healy Partners Architects of The Mill, Glentworth Street, Limerick in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The renovation, conversion and extension of the adjacent six-storey Mill Building, as follows – (i) removal of existing roof, floors and stair cores (not original fabric) and insertion of a new metal and glass vertical extension (roof box) extending four storeys above the existing Mill to accommodate 20 number hotel bedrooms, (ii) change of use of ground floor unit fronting Shannon Street and Henry Street from retail use to café/bar use with new link to the Savoy Hotel, (iii) subdivision of ground floor café/restaurant unit fronting Shannon Street to provide two number café/restaurant units, one unit linked to the Savoy Hotel, (iv) change of use of first floor apartments from residential use to retail use to provide one number retail unit with access from ground floor, (v) provision of hotel WCs at first floor level, (vi) provision of hotel lounge at first floor level, (vii) change of use of second, third, fourth and fifth floors from residential use to hotel use to provide 15 number hotel bedrooms, (viii) retention of the existing external stone walls with modification to the facades, (ix) new entrance to the Savoy Hotel on Shannon Street; new connection between the Savoy Hotel and the Mill Building comprising stair and

lift core fronting Henry Street extending nine storeys; new circulation corridor to the north-eastern façade of the Mill extending from first floor level to eighth floor level, and new bridge link from fourth and eighth floor level; new roof/plant gantry over existing hotel service yard; new metal railing to the Savoy Hotel bar smoking area; the development will result in an additional 35 number bedrooms, overall at The Savoy Hotel; the development will also include signage, general plant; diversion of underground services, and all related site development and excavation works above and below ground; all on a site of 0.07 hectares approximately at Henry Street and Shannon Street, Limerick City.

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 zoning objective for the subject site set out in the Limerick City Development Plan, 2010 – 2016 (as extended), and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity. 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, 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. The proposed development shall be modified as follows: The seventh floor shall be omitted from the proposed development.

Revised drawings showing compliance with the above requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting architectural heritage and historic significance of the former corn store building and in the interest of visual amenities.

3.
 - (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
 - (b) All repair works to the existing structure shall be carried out in accordance with best conservation practice as detailed the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in 2004. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: To ensure that the integrity of the retained structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

4. An architectural impact statement and conservation plan for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The development shall be carried out in accordance with this plan, and the relevant works shall be restricted to conservation, consolidation and presentation works.

Reason: To ensure that these elements of the historic structure are maintained and protected from unnecessary damage or loss of fabric.

5. Details of all external signage, including shopfront design, and finishes shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of protecting the amenities of the Architectural Conservation Area.

6. All external lighting and externally visible advertising signs, symbols and nameplates shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenities.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

8. Prior to the commencement of development, the developer shall submit a full and detailed construction management plan which shall include a construction programme for the works, hours of operation, a traffic management plan, noise and dust mitigation measures (including details of truck wheel wash at the site entrances) and details of construction lighting. A Construction Manager shall be appointed to liaise directly with the council. Details in this regard shall be agreed in writing with the planning authority.

Reason: In the interest of the proper planning and sustainable development of the area.

9. All necessary measures shall be taken by the contractor to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

10. 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 the waste and, in particular, recyclable materials 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.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2018.