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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 18/1045**

**Appeal** by Riverpoint Specialist Dental Clinic of 1 Riverpoint, Lower Mallow Street, Limerick against the decision made on the 29<sup>th</sup> day of January, 2019 by Limerick City and County Council to grant subject to conditions a permission to Andrew Sweeney care of Praxis Architecture of 65 O'Connell Street, Limerick in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The change of use from office to educational facility and all ancillary site works at First Floor, Riverpoint, The Bishops Quay, Limerick.

**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, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the City Centre Commercial Area zoning objective ZO.1 (B) within which the subject site lies and would be capable of being compatible with the amenities of the Riverpoint complex within which it would operate. 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 31<sup>st</sup> day of December 2018, 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. No advertisement or advertisement structure shall be erected or displayed on the building in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

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**Dave Walsh**

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

**Dated this            day of            2019.**