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**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: 19/762**

**APPEAL** by Elaine Dunne of 2 Pennywell Road, Dublin Road, Limerick City and by Others against the decision made on the 24<sup>th</sup> day of April, 2020 by Limerick City and County Council to grant subject to conditions a permission to Real Capital G.P. Limited as general partner to Real Capital Limited Partnership (Jersey) care of OCFPM of Unit 19, Charleville Town Centre, Charleville, County Cork.

**Proposed Development:** (a) Demolition of existing derelict warehouse building, (b) construction of a five-storey apartment block comprising 26 number one bedroom and eight number two bedroom apartments, (c) new vehicular entrance off Kilmurry Road and pedestrian access to Dublin Road, (d) stand-alone single storage bin storage shed, on-site car parking, landscaping, boundary walls, services and all associated site development works, all at Saint Annes, Dublin Road, Limerick.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

1. Having regard to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' published in 2018 by the Department of Housing, Planning and Local Government, it is considered that, the proportion of two bedroom three person apartments, significantly exceeds the 10% cap set out under the Guidelines, which together with the lack of any communal open space, and an insufficient number of cycle spaces, would fail to provide a satisfactory standard of amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of the proposed development to the boundary with number 1 Pennywell Road, it is considered that the proposed building would have an overbearing effect, and would seriously injure the visual and residential amenity of the neighbouring property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**