



Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 19/1090

APPEAL by Adrian Greaney and Company, Solicitors care of Brendan McGrath and Associates, Planning Consultants of Riverstown Cottage, Corrofin, County Clare against the decision made on the 3rd day of July, 2020 by Limerick City and County Council to grant subject to conditions a permission to Kuaile Touzi Limited care of Declan Gilleece of 26 The Hermitage, Mill Road, Corbally, Limerick.

Proposed Development: The conversion of existing residential building into eight number studio apartments (two number basement level, two number first floor level, two number second floor level and two number at third floor level). Conversion of existing ground floor area into two number separate office (commercial) areas. The removal of existing two-storey flat roofed extension (non-original) at rear and the construction of new five-storey steel framed extension at rear including insulated wall panels and proprietary windows and including new entrance at ground level at rear (Hartstonge Mews). The removal of existing annex (adjacent to stairwell) at rear at first and second floor levels and replace with new steel framed structure at first and second floor levels and extended to include extension at third floor level at rear. New metal insulated wall panelling to external face of existing stairwell/annex at rear to include for stairwell/annex extension at third floor level. New 'A' roof

(timber) with traditional slates to main building to replace existing [non-original] slate roof including new parapet gutters to front and rear. New conservation type rainwater pipes. Conservation type roof light (roof access) to roof slope fronting Catherine Place and new conservation type roof light (smoke vent) to rear slope. Form new entrance in existing window opening to proposed studio/apartment at basement level (Catherine Place). Conservation repair works to exterior of building including existing two number chimney stacks, existing parapets at front and rear. Re-pointing of existing brickwork facade to Catherine Place. Conservation type repairs to existing up and down sash windows [non-original], including replacement of glass panes [non-original] with 'Slimlite' double glazed panes, conservation type repairs to four number metal balconies at first floor windows to Catherine Place, to metal railings at street level and to entrance steps at front. Conversion of existing cellar at basement (Catherine Place) into services room including new door and to existing cellar opening. The proposal also includes all other ancillary services and drainage works necessary to facilitate the development at Lissadell House (A Protected Structure - RPS No 113) at 'Lissadell House', 8 Catherine Place, 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

Having regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in March 2018, it is considered that the layout and size of the proposed studio apartment units were not consistent with guidance and would fail to provide a satisfactory standard of amenity for future residents. The proposed development would set an undesirable precedent for similar such development, would seriously injure the residential amenity of future occupants and would be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2021