



Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 20/803

APPEAL by Philip Conway care of Robert Nanasi of Derrydonnell North, Oranmore, County Galway against the decision made on the 8th day of October, 2020 by Limerick City and County Council to refuse permission.

Proposed Development: Retention permission for the removal of the existing roof structure and the construction of a third floor within a revised roof structure for residential accommodation and planning permission to erect a fire escape external stairs to the North-East gable of three-storey building at 46 Nicholas Street, Limerick. These works are only adjacent to and not within the curtilage of Bourke's Castle, which is a Protected Structure (RPS 11).

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 location of the existing development within the historic medieval core of Limerick City, to its prominent siting at the junction of the historic streets of Nicholas Street and Athlunkard Street, and to its proximity to the adjacent Protected Structure and Recorded Monument known as Bourke's Castle, the Board considered that the nature, materials, finish and lack of fenestration of the development proposed to be retained and the consequent bulk and massing of the structure would seriously injure the visual amenities of the area. The proposed development would, therefore, not be in accordance with 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