

An  
Bord  
Pleanála

## Board Order ABP-311981-21

**Planning and Development Acts, 2000 to 2021**

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

**(Associated application reference number: ABP-304028-19)**

**REQUEST** received by An Bord Pleanála on the 17<sup>th</sup> day of November, 2021 from Limerick City and County Council care of Tom Phillips and Associates of 80 Harcourt Street, Dublin under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a strategic infrastructure development consisting of the opera site redevelopment including a mixed use scheme of primarily offices, supported by a range of retail and non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a city library in the existing town hall), residential, refurbishment of existing protected buildings and open space at site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick, which was the subject of an approval under An Bord Pleanála reference number ABP-304028-19.

**WHEREAS** the Board made a decision to grant approval, subject to conditions, for the above-mentioned development by Order dated the 27<sup>th</sup> day of February, 2020,

**AND WHEREAS** the Board has received a request to alter the terms of the development, the subject of the approval,

**AND WHEREAS** the proposed alterations are described as follows and as more particularly described in the planning report submitted to An Bord Pleanála on behalf of the local authority on the 17<sup>th</sup> day of November, 2021:

- Modifications to Building Parcel 1 and the permitted basement.

**AND WHEREAS** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alterations would constitute the making of a material alteration to the terms of the development concerned,

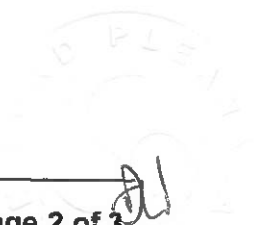
**AND WHEREAS** the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the approval,

**AND WHEREAS** having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European Site,

**NOW THEREFORE** in accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby alters the above-mentioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 17<sup>th</sup> day of November, 2021.

### **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.



## REASONS AND CONSIDERATIONS

Having regard to:

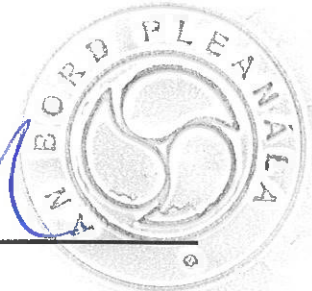
- (i) the nature and scale of the mixed-use development approved under An Bord Pleanála reference number ABP 304208-19 for this site,
- (ii) the limited nature and scale of the proposed alterations when considered in relation to the overall approved development,
- (iii) the examination of the environmental impact, including in relation to European Sites, carried out in the course of that application,
- (iv) the absence of any significant new or additional environmental concerns (including in relation to European Sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's inspector, which is adopted,

it is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby makes the said alterations.



**Dave Walsh**

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



Dated this *17<sup>th</sup>* day of *January* 2022.