

Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/1295

APPEAL by R&R Property Fund care of Michael Barker and Company of Riverpoint, Lower Mallow Street, Limerick against the decision made on the 10th day of November, 2021 by Limerick City and County Council to refuse permission.

Proposed Development: Change of use of the ground floor from two commercial units to two residential units and all ancillary works at a protected structure (RSP1092), Ground Floor, The Worralls Inn, Main Street and Bruach na Sionna, Castleconnell, County Limerick.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (i) the prominent and strategic location of the development site within the Village Centre zone as delineated in Map 1 of the Castleconnell Local Area Plan 2013-2019, as extended,
- (ii) the objective for the Village Centre Zone, as set out in the Castleconnell Local Area Plan, which seeks to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the village centre while guiding the development of an expanded and consolidated village centre area, and
- (iii) Objective ED3, as set out in the Local Area Plan, which seeks to enhance the vitality and viability of Castleconnell as a retail service centre and to improve the quantity and quality of retail provision in the village by, *inter alia*, (a) emphasising the core retail /commercial area as the primary shopping location, (b) encouraging upgrading and expansion of the existing retail outlets and the development of new outlets within the village centre, (d) ensuring that proposals at ground floor level with the village centre are restricted to shopping and closely related uses such as banking, (g) encouraging the retention of traditional shop fronts to enhance the streetscape,

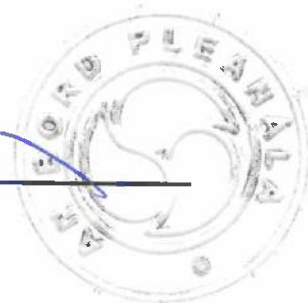
it is considered that the change of these commercial units to residential use at ground floor level would be contrary to the objectives for this area, would be contrary to the sustainable development policies for Castleconnell which seek balanced development and would set a precedent for similar conversions within this core area and would therefore be contrary to the long-term development strategy for Castleconnell. Furthermore, it is considered the proposed development would result in pressure for retail development outside this central area and would be contrary to the proper planning and sustainable development of the area.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 8th day of September 2022.