

An  
Bord  
Pleanála

**Board Order**  
**ABP-315634-23**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 22/1168**

**Appeal** by Ardrum Developments Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 20th day of December, 2022 by Limerick City and County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Changes to the elevations to the two buildings to include (a) the removal of a non-original doorway and access steps at 31 Cecil Street, and replacement with a timber sash window and reinstated railings, (b) the replacement of all existing windows of numbers 31 and 32 Cecil Street and corner elevation of Catherine Street, with timber sash windows, and (c) the removal of all signage from the buildings' façade along Cecil Street and Catherine Street. There is no change proposed to the existing office use within the buildings nor are any works proposed internally, all at 31 and 32 Cecil Street (Protected Structure), corner of Catherine Steet, Limerick City.

## Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 4 and the reason therefor and to AMEND condition number 3 so that it shall be as follows for the reason set out.



3. Prior to commencement of development, the developer shall provide for the following: -
  - (a) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
  - (b) A schedule of all materials to be used in the external treatment of the development to include windows and railings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

All works shall be carried out in accordance with best conservation practice as detailed in the application and the "Architectural Heritage Protection Guidelines for Planning Authorities" (Department of Arts, Heritage and the Gaeltacht, 2011).

**Reason:** To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

## Reasons and Considerations

Having regard to the scale and nature of the proposed development, it is considered that the amendment of condition number 3 and the removal of condition number 4, would ensure an appropriate standard of refurbishment works for this protected structure and would, therefore, be in accordance with the proper planning and sustainable development of the area.



The seal of An Bord Pleanála is a circular emblem. It features a stylized 'S' or 'B' shape in the center, surrounded by the words 'AN BORD PLEANÁLA' in a circular border.

**Liam Bergin**

**Member of An Bord Pleanála**

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

**Dated this 01st day of February 2024.**