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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 2360145**

**APPEAL** by Mary Immaculate College care of Leahy Planning Limited of Mill Road House, Mill Road, County Clare against the decision made on the 19<sup>th</sup> day of July 2023 by Limerick City and County Council to grant, subject to conditions a permission, to Westbourne Student Limited care of MKO of Tuam Road, Galway in accordance with the plans and particulars submitted to the said Council.

**Proposed Development:** a development that will consist of: (a) The construction of one three-storey student accommodation block within the existing Westbourne Student Residences development comprising 22 en-suite bedrooms (Gross Floor Area – 737.10 square metres); (b) Ground Floor: six number student en-suite bedrooms (including accessible student bedroom), two number student amenity spaces (including kitchen) and a reception area. (Gross Floor Area: 245.70 square metres) (c) First Floor: eight number student en-suite bedrooms, two number student amenity spaces (including kitchen) (Gross Floor Area: 245.70 square metres) (d) Second Floor: eight number student en-suite bedrooms, two number student amenity spaces (including kitchen) (Gross Floor Area: 245.70 square metres) (e) Alterations to the existing Westbourne Student Accommodation car park and curtilage

comprising the following: (f) Provision of seven number bay car parking area, to include six number standard car parking bays, one number accessible parking bay; (g) Provision of 18 number secure bicycle parking spaces; (h) Provision of one number bin store; (i) Provision of relocated and upgraded vehicular access; (j) Provision of a new pedestrian access to the Westbourne Student Residences from the existing public road. (k) Provision of signage (14.85 square metres), landscaping, public lighting, roof mounted Solar PV Panels, boundary treatments, site services and all associated site development works necessary to facilitate the proposed development, at Westbourne Student Residences, Courtbrack Avenue, Limerick.

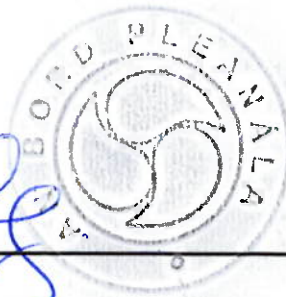
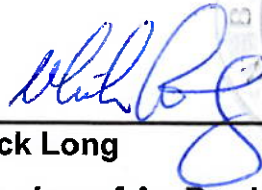
## **Decision**

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

## **Reasons and Considerations**

Having regard the overall scale, elevation and position of the proposed development in very close proximity to and prominent to part of existing Block A on site, the Board was not satisfied that the proposed development would comply with Objective HO O8 Student Accommodation of the Limerick Development Plan 2022-2028, which states that all forms of student accommodation shall respect and protect the existing residential amenities of the area nor with Section 11.4.4.7 Student Accommodation of the said plan, where student accommodation will not be permitted where it would have a detrimental effect on established residential amenities. In the absence of detailed analysis, the Board was not satisfied the proposed development would not adversely impact on the residential amenities of Block A due to overshadowing and overbearance impacts and, furthermore, that the extensive fenestration on the western facade of the proposed development

would be prejudicial to the development potential of the adjoining site. The proposed development would, therefore, be contrary to the provisions of the Limerick Development Plan 2022-2028 and to the proper planning and sustainable development of the area.



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**Mick Long**

**Member of An Bord Pleanála**

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

Dated this *3rd* day of *December* 2024.