

An
Bord
Pleanála

Board Order
ABP-317795-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60351

Appeal by Ann and Jenny Blake and others care of HRA Planning of 3 Hartstonge Street, Limerick, County Limerick and by Damien Duggan and John Moran of 24 Meadow Lawn, Raheen, Limerick, County Limerick against the decision made on the 19th day of July, 2023 by Limerick City and County Council to grant subject to conditions a permission to Frederic Ozanam Trust care of Jane Earley of 13 Barrington Street, Limerick, County Limerick in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) Partial change of use from office to community support services managed by the Society of Saint Vincent de Paul and (2) works to the building including relocation of entrance door to lane, conversion of existing entrance door to partially glazed screen, internal reconfiguration, fabric repairs, replacement of roof finish, replacement of external windows and doors, installation of rooflights and services penetrations, installation of lift, replacement of building services generally, external plant area at roof level, photovoltaic panels to rear slope of roof and all ancillary works associated with the development. The building is a Protected Structure (RPS Reference Number 3147). The Mechanics Institute building is owned by the Limerick

Mechanics' Institute Delegate Board. Part of the building was previously in regular use as the constituency office of local Labour Party T.D.s but this use has ceased. The Limerick Mechanics' Institute Delegate Board maintains a presence in the building with archive, library and offices as well as general purpose hall but the building is only used occasionally and is generally under-utilised. The Society of Saint Vincent de Paul has operated a Drop-In Centre to the rear of Ozanam House since 2002 but has insufficient space to properly support the range of services they offer. The location of the Mechanics Institute building directly adjacent to Ozanam House renders the building an excellent opportunity to accommodate elements of the Drop-In Centre. The Limerick Mechanics' Institute Delegate Board supports the proposal but also wants to retain a presence in the building due to its historical connection with the building. This planning application is for partial change of use of the building for those parts of the building that the Society of Saint Vincent de Paul propose to occupy and from which it will offer community support services. The planning application is also for repair works, reconfiguration works and renovation works all associated with the proposal. The mechanics building is a protected structure and located in an Architectural Conservation Area. The planning application is supported by an Architectural Heritage Impact Assessment (AHIA) prepared by Michael Pledge Conservation Architects. All at Mechanics' Institute, Hartstonge Street, Limerick.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature of the proposed development which involves the restoration and partial change of use of the Mechanics' Institute (Protected Structure RPS Reference Number 3147), to the city centre zoning of the site and to the pattern and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would respect the protected structure status of the property as well as the conservation status of the wider area in accordance with Objective EH O50 and Objective EH O53 of the current Limerick Development Plan, would not seriously injure the residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
- (b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and in the "Architectural Heritage Protection Guidelines for Planning Authorities", issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings), staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

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

3. Prior to commencement of development, detailed structural drawings and a construction methodology statement (including the results of detailed structural surveys of the protected structure and all building facades to be retained) indicating the means proposed to ensure the protection of the structural stability and fabric of all these retained structures shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained structures.

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

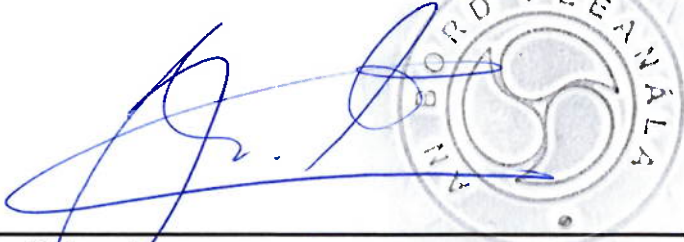
Reason: In the interest of sustainable waste management.

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

8. The hours of operation shall be between 1000 and 1600 from Mondays to Fridays inclusive, between the hours of 1100 and 1300 on Saturdays and not at all on Sundays or public holidays unless otherwise agreed in writing with the planning authority. Deviation from these times shall only be allowed in exceptional circumstances.

Reason: In the interest of the residential amenities of property in the vicinity.



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

Dated this 31st day of May 2024.