



---

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 2360037**

**APPEAL** by Ray Ryan of 33 Pennywell Road, Pennywell, Limerick and by Martin, Catherine and Paul Hurley care of Joseph Barry Architectural Technician and Surveyor of Castleconnell, County Limerick against the decision made on the 8<sup>th</sup> day of September, 2023 by Limerick City and County Council to grant, subject to conditions, a permission to A & R Supplies (Limerick), Limited care of Damien Kennedy of 20 Strandville Gardens, O'Callaghan Strand, County Limerick.

**Proposed Development:** The demolition of existing showroom/sales building, storage sheds, single-storey derelict dwelling house and all other structures and boundary walls on the site. The construction of a new building of a total gross floor area of 4208 square metres, ranging in height from three to seven storeys, to provide 122 number student bed spaces (22 number apartments) with an internal courtyard providing vehicular access from Old Clare Street to four number parking spaces, 68 number bicycle parking spaces, 127 square metres of private open space, bin store and ESB substation. Alterations to footpaths and roads bounding the site at New Road/Pennywell Road and Old Clare Street, the creation of a designated set down area on New Road/Pennywell Road, connections to public services and utilities and all

ancillary siteworks at New Road/Pennywell Road and Old Clare Street, 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 the application site's location, specifically, its location immediately adjacent to the 'Architectural Conservation Area (ACA) 8 – Clare Street and Limerick Institute of Technology Campus – School of Art and Design', with buildings and structures identified as areas of local importance to the urban character of Limerick City, and also having regard to the bulk, massing, scale and elevational design of the proposed development, the Board considered that the proposed development failed to deliver the optimum quality design solution that such a location warranted, would detract from the adjacent ACA, would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area and would thus conflict with Objective EH O53 (ACA's) of the Limerick Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Tom Rabbette

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

Dated this 20<sup>th</sup> day of August 2024.