

An
Bord
Pleanála

Board Order
ABP-319325-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60965

Appeal by the Residents of Summerville Avenue care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 23rd day of February, 2024 by Limerick City and County Council to grant subject to conditions a permission to Mary Immaculate College care of Tom Phillips and Associates of Suite 425 and 455, Number 1 Horgan's Quay, Waterfront Square, Cork, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Redevelopment of the existing library and educational complex building with a new four number storey library and learning and resources centre (4,955 square metres) over a one number storey basement and all associated teaching and pupil facilities. The development includes the substantial demolition of the existing library and educational complex building (circa 2,559 square metres of the existing building to be demolished with the circa 309 square metres lecture theatre to be integrated into the new complex). The development will also include the provision of a refurbished public plaza to the south-west of the proposed

library, tree removal and replacement, hard and soft landscaping, piped infrastructure and ducting; ancillary ramps and stairs, bollards, reorganisation and enhancement of existing parking facilities, ESB substation, PV panels, changes in level, SuDS features, public lighting, CCTV, plant, signage, and all ancillary site development and excavation works above and below ground, all on a circa 0.79 hectare site, on lands at the library and educational complex, within the Mary Immaculate College Campus, South Circular Road, Limerick. The proposed development is within the curtilage of a number of protected structures (including RPS Reference numbers. 3364, 3365, 3366, 3367, 3368, 3369.)

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 information submitted with the application, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site as set out in Limerick County Development Plan 2022 – 2028, would not seriously injure the visual or residential amenities of the area, would accord with the pattern of development in 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 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) Site development and building works shall be carried out only between the hours of 0800 and 1800 from Monday to Fridays inclusive, between 0800 and 1400 hours on Saturday 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.
- (b) Adequate car parking facilities shall be provided on site for all workers and visitors.
- (c) The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method, shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

- (d) Haulage Routes for construction and waste materials shall be agreed with the planning authority prior to commencement of development.

Reason: To safeguard the residential amenities of property in the vicinity.

- 3. (a) A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points.
- (b) Accessible car parking bays shall be in line with the Irish Wheelchair Association Best Practice Access Guidelines.
- (c) Road Markings shall be in accordance with "IS EN 1436 European Standard for Road Markings" and in accordance with the "Traffic Signs Manual". Road Signs shall be in accordance with "IS EN 1436 European Standard for Road Markings" and in accordance with the "Traffic Signs Manual". All road markings and signage shall be maintained by the developer.
- (d) An external lighting plan shall be agreed with the planning authority prior to commencement of development.

Reason: In the interests of traffic safety and climate change.

- 4. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

5. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. (a) The recommendations as set out in the Demolition and Waste Construction Management Plan submitted with the planning application shall be implemented in full.
- (b) Demolition waste shall be separated for recycling and concrete waste shall be re-used for the construction of the proposed development as appropriate, details in this regard shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of sustainability

7. The mitigation measures, as set out in Section 5 of the Bat Survey Report, submitted with the application, shall be implemented in full.

Reason: To protect bats.

8. The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works. Tree removal shall only take place outside of bird nesting season, that is, August to April. Works close to trees which are subject to protection shall be supervised by a qualified arborist/tree surgeon. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

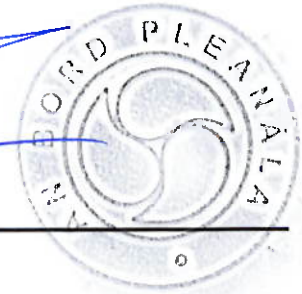
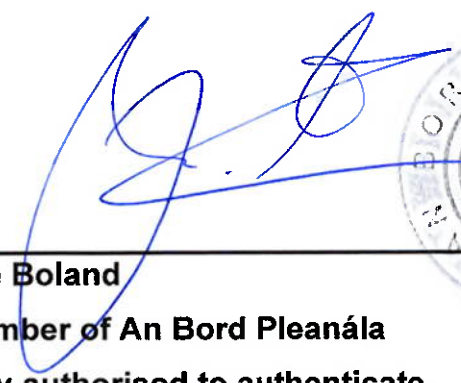
Reason: In the interest of visual amenity and to protect nesting birds.

9. Prior to commencement of development, the developer shall submit the following for the written agreement of the planning authority:
- (a) The Mobility Management Plan/Workplace Travel Plan shall be revised to confirm the name of the person appointed as Mobility Management Plan Coordinator to facilitate the site-specific actions and measures required to promote and support sustainable travel pattern modes.
 - (b) Revised plans to show the inclusion of male and female changing rooms, showers and lockers for staff within the proposed library building or at an alternative location to be agreed with the planning authority

Reason: In the interest of sustainable transportation.

10. Proper records shall be kept of all works undertaken. The record shall include Archival Standard Photographs taken before, during and after each stage of the work. Upon completion of the works, the supervising architect shall submit two copies of the final report to the planning authority.

Reason: To protect the architectural heritage in the interest of the common good and the proper planning and sustainable development of the area.



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

Dated this 23rd day of July 2024.