



An  
Bord  
Pleanála

## Commission Order ABP-319535-24

### Planning and Development Acts 2000 to 2022

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

**WHEREAS** a question has arisen as to whether the change of use of 20 number dwellinghouses at Drominbeg, Rhebogue Road, Rhebogue, Limerick to use as student accommodation is or is not development or is or is not exempted development:

**AND WHEREAS** Limerick City and County Council referred this declaration for review to An Bord Pleanála, on the 17<sup>th</sup> day of April 2024:

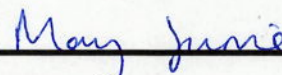
**AND WHEREAS** An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act 2000, as amended,
- (b) Article 6(1) of the Planning and Development Regulations 2001, as amended,
- (c) the planning history of the subject site and, in particular, planning register reference number 17/800 (An Bord Pleanála reference number ABP-300188-17), and
- (d) the provisions of the Limerick City and County Development Plan 2022-2028:

**AND WHEREAS** An Coimisiún Pleanála has concluded that:

- (a) Having regard to the specific facts of this case, alterations to the dwellings have resulted in changes to the characteristics of the dwellings and an intensification of use through the conversion of living space to bedroom space;
- (b) the dwellings are being used for the sole purpose of student accommodation and therefore a change of use has occurred having regard to the definition of student accommodation under Section 2 of the Planning and Development Act 2000 (as amended);
- (c) the change of use of 20 number dwellings in an entire residential scheme to use as student accommodation would raise material issues relevant to the proper planning and sustainable development of the area, including differing levels of pedestrian and vehicular traffic, demand for additional car parking, and the potential for impacts on residential amenity and thus would constitute a material change of use, and would, therefore, be development; and
- (d) there are no provisions, in the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended), whereby such development would constitute exempted development:

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(4) of the Planning and Development Act 2000, as amended, hereby decides that the change of use of 20 number dwellinghouses at Drominbeg, Rhebogue Road, Rhebogue, Limerick to use as student accommodation is development and is not exempted development.



**Mary Gurrie**  
**Planning Commissioner of An Coimisiún**  
**Pleanála duly authorised to authenticate**  
**the seal of the Commission.**

Dated this 02 day of July 2025.

