



An  
Bord  
Pleanála

Board Order  
ABP-321388-24

---

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 24/60955**

**APPEAL** by Nora Kealy care of Patterson Design of 11 Aldworth Heights, Saint Joseph's Road, Mallow, County Cork against the decision made on the 19<sup>th</sup> day of November, 2024 by Limerick City and County Council to refuse permission.

**Proposed Development:** Retention of alterations made to front façade of house, namely the addition of granite stone surrounds and sills to the windows and door and granite quoins on either side of the property, the alteration of window sizes and design on the ground floor and first floor windows and the removal of one door and the change of design to the remaining door all at Thomas Street, Rathkeale, County Limerick.

## **Decision**

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

## Reasons and Considerations

The Board decided the alterations to the front façade to be retained would detract from the character of the building due to the design, materials and detailing not being sympathetic to the buildings form and context and would detract from the composition and character of the street in this designated architectural conservation area. The development proposed to be retained would contravene Objective EH O53 of the Limerick Development Plan 2022-2028 and Objective HE O5 of the Rathkeale Local Area Plan 2023-2029, which seeks to ensure that the design of any development in the Architectural Conservation Area (ACA) should preserve and enhance the character and appearance of the ACA as a whole and ensure that all development within an ACA be appropriate and contribute positively to the appearance and character of the streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file and noted the location of the building in the Rathkeale Architectural Conservation Area, the Board considered the works that had been carried out erodes the character of the streetscape and that the removal of the granite quoins would not adequately address this issue, therefore, the Board concurred with the decision of the planning authority.



**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 27<sup>th</sup> day of March 2025