



An  
Bord  
Pleanála

## Board Order ABP-321907-25

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 24/61177**

**Appeal** by Breda O'Brien care of Patterson Design of 11 Aldworth Heights, Saint Joseph's Road, Mallow, County Cork against the decision made on the 31<sup>st</sup> day of January, 2025 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** Retention for the demolition of two number existing two storey townhouses and planning permission to construct a proposed new two storey house in the place of the previously demolished houses and associated development works and to use all existing connections to all public services at Main Street, Rathkeale, County Limerick.

### Decision

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

## Reasons and Considerations

1. The development proposed to be retained and the proposed development would adversely affect the Rathkeale Architectural Conservation Area, the demolition of the two dwellings located on Rathkeale Main Street has resulted in a loss of the historic fabric and the effective loss of character within Rathkeale Architectural Conservation Area. Furthermore, the proposed development would materially contravene Objective EH O53 (Architectural Conservation Areas) and Objective EH O54 (Shopfronts within an Architectural Conservation Area) 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 should preserve and enhance the character and appearance of the Architectural Conservation Area as a whole, and ensure that all development within an Architectural Conservation Area be appropriate and contribute positively to the appearance and character of the streetscape. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposal to retain the demolition of the two dwellings previously on site and the location of Protected Structure (Record of Protected Structures reference number 1565) adjacent to the site, and on the basis of the documentation submitted on file, it is considered that, the applicant has not demonstrated sufficient regard to the integrity of the adjacent Protected Structure. Accordingly, the development proposed to be retained and the proposed development would materially contravene Objective EH O50 (Work to Protected Structures) of the Limerick Development Plan 2022-2028, which seeks to safeguard Protected Structures from inappropriate development and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Patricia Calleary

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

Dated this 03 day of June 2025.