

Planning and Development Acts 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60365

Appeal by Gerard Madden against the decision made on the 30th day of October, 2025 by Limerick City and County Council to grant subject to conditions a permission to Devin LB Developments Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of existing 'six-bay six-storey stone corn warehouse' structure into a mixed-use building containing a total of 12 number apartments comprising six number one-bed and two number two-bed apartments and four number three-bed apartments with part commercial ground floor, a shop, facing the street. The work involves re-roofing the structure, providing new floors, staircase and lift, providing new doors with Juliette balconies on the north and south elevations at each level, repointing the building externally, new cill treatment to all the windows, upgrading the building thermally for its new use, with new mechanical and electrical services, and ancillary site works, all at 3-4 Robert Street, Prior's Land, Limerick (protected structure number 3062), as revised by the further public notices received by An Coimisiún Pleanála on the 16th day of March, 2026.

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 provisions of the Limerick Development Plan 2022-2028, as varied, including Objective CGR O3 (Urban Lands and Compact Growth), Objective CGR O4 (b) (Active Land Management), Objective HO O4 (Re-use of Existing Buildings), and Objective EH O50 (Work to Protected Structures), and having regard to the city centre location of the site, and the city centre zoning objective for the site, the terms of the access referred to in the 1989 Order of O'Higgins J. of the Circuit Court (Record No. 27/1988), and the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would result in the sustainable adaptation and re-use of a vacant derelict building within the city core, would not adversely affect the character of the existing protected structure, would enhance the visual amenities of the area, would be of an appropriate density to the site context, would not adversely impact the adjoining road network or cause traffic congestion in the area, and would not unduly impact on any nearby residential amenities. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 3rd day of October, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, details of the layout within the site for the provision of 22 number safe and secure bicycle parking spaces. Provision shall be made for a mix of bicycle types, including cargo bicycles and individual lockers.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

3. (a) All surface water run-off from the proposed development shall be disposed of appropriately. No such surface water shall be allowed to discharge onto adjoining properties or onto the public road.

- (b) All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site, unless alternative arrangements to be carried out are agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, or any statutory provision replacing or amending them, no development within the curtilage of or on the roof of the structure shall be permitted without a prior grant of planning permission.

Reason: In the interest of the protection of architectural heritage.

5. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, the following details:

- (a) Internal elevation drawings of the spine wall, to be accompanied by photographic records. These elevations shall identify the original wall fabric and later interventions to the wall and shall indicate the extent of conservation/repair and/or reconstruction works proposed to this wall.
- (b) A condition survey of the existing timber roof trusses and internal beams/joists etc.
- (c) Detailed drawings of the proposed Juliette balconies (to include material palette and colour finish) and how they will be fixed to the existing structure.

(d) Details for the reinstatement of previously removed features or components (including timber beams and trusses) to restore the character of the structure.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

6. Prior to occupation of the proposed retail unit, the developer shall submit details, for the written agreement of the planning authority, of the type and nature of retail use, hours of operation, signage details, and number of staff.

Reason: In the interest of orderly development, the visual amenities of the protected structure, and proper planning and sustainable development.

7. (a) The developer shall provide swift nest boxes. Details regarding the locations and design shall be submitted to the planning authority for written agreement prior to commencement of development.
- (b) The use of bird deterrent devices shall not be deployed on the roof of the building at any time.
- (c) If lighting to be placed on the roof is proposed, then such lighting shall be sensor controlled, and details shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of nature conservation.

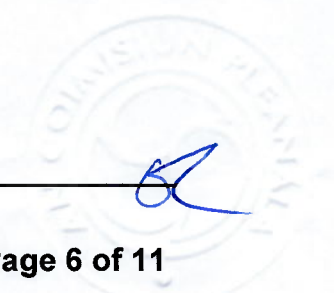
8. Prior to commencement of development, details of the proposed materials and workmanship shall be submitted for the written agreement of the planning authority, and all works shall be carried out in accordance with this written agreement.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

9. Prior to commencement of development on the protected structure, the developer shall submit, for the written agreement of the planning authority, a detailed method statement covering all works proposed to be carried out, including:

- (a) Measures for the monitoring of the proposed development by a suitably qualified architect with Grade 2 conservation expertise and accreditation.
- (b) Competent site supervision, project management and crafts personnel to be engaged, who will be suitably qualified and experienced in conservation works.
- (c) Measures for the proposed works to be recorded as they proceed, and for an illustrated report on the completed works to be submitted by the developer following the completion of the works. These measures shall include survey drawings, a before/during/after photographic record, and a written history of the building and the works that have been carried out.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.



10. If, during the course of site works, any archaeological material is discovered, the planning authority shall be notified immediately, in addition to the required notification, in accordance with the National Monuments Act, to the National Monuments Service, the Department of Housing, Heritage and Local Government, and the National Museum of Ireland.

Reason: In the interest of preserving, or preserving by record, archaeological material likely to be damaged or destroyed in the course of the proposed development.

11. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including:

- (a) The location of the site and materials compound(s), including area(s) identified for the storage of construction refuse.
- (b) The location of areas for the construction site offices and staff facilities.
- (c) The details of site security fencing and hoardings.
- (d) Details of on-site car parking facilities for site workers during the course of construction.
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
- (f) Measures to obviate the queuing of construction traffic on the adjoining road network.
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.

- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be made available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety and environmental protection.

12. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

13. The proposed development shall not overhang any adjoining third-party properties.

Reason: To safeguard residential amenity and in the interest of orderly development.

14. Proposals for an apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all apartment numbers shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

15. Prior to commencement of development, the developer shall enter into a connection agreement (s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

16. A plan containing details for the management of waste (and, in particular, recyclable materials) within the proposed development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

17. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

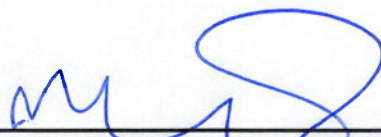
Reason: In the interest of visual and residential amenity.

18. The management and maintenance of the proposed development, following completion, shall be the responsibility of a legally constituted management company, which shall be established by the developer. A management scheme, providing adequate measures for the future maintenance of the proposed development, including the external fabric of the buildings, internal common areas (residential and commercial), open spaces, roads, paths, public lighting, waste storage facilities, and sanitary services, shall be submitted to, and agreed in writing with, the planning authority before any of the residential or commercial units are made available for occupation.

Reason: To provide for the future maintenance of this private development in the interest of residential amenity and orderly development.

19. No signage, advertisement or advertisement structure, including that which is exempted development under the Planning and Development Regulations 2001, as amended, shall be erected or displayed on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and to protect the character of the protected structure.



MaryRose McGovern

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



Dated this 16th day of June 2026.