

An Bord Pleanála,
64 Malborough St,
Dublin 1
D01V902

12th Nov 2018

Your Ref; ABP-302829-18

PA Reg Ref: DC029-17

Re 27 O Connell St Limerick

Dear Sir/Madam,

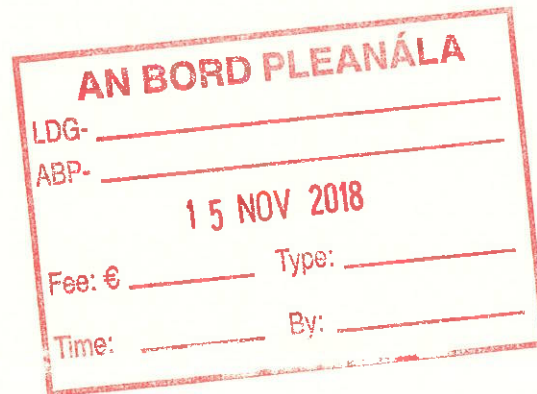
If the above property were a protected structure or in an Architectural Conservation area my client Limofitz Irish Property Company Ltd would have the benefit of;

- a) Knowing that other building owners in the area would be carrying out conservation work to the facades including window replacements in accordance with Conservation Guidelines. Thus, my client would be participating in general improvements to the whole area adding to the value of the property in the long run.
- b) He would be able to avail of the Built Heritage Investment scheme and possibly other grant schemes which are mindful of the abnormal cost implications of conservation work particularly window replacements and refurbishments.

Since the cost of sash window replacements can be up to 4 times the cost of aluminum casement windows our client was at liberty to review the general precedent in the area to establish the character and significance of the proposed window development.

Under the circumstances that character was defined by the state of the terrace at the time of development rather than a known pre-existing state determined by research as would be the case for an ACA or a protected structure.

The photograph below shows the remaining terrace and there were quite simply slightly more aluminium casement type windows at the time of development than sash windows.





Prior to development aluminium casement windows were in 3rd storey of No 27, and No 29 and 30.

In my opinion it was unfair of the local authority to require consultation with the Conservation Officer and we feel that the oversight is with the local authority rather than our client in failing to protect the property. In my opinion the works are not alteration as defined in Section 2 of the 2000 Planning Act since the appearance is not inconsistent with the structure and particularly neighboring structures and in my opinion falls within section 4(1) h of the Act.

Yours sincerely,

Christopher Southgate
Email: info@chsa.ie
Website : <https://southgateassociates.ie>

