

**NOTE:** A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Bord Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.

Signed on behalf of the said Council  
Date: 26/5/2021

**NOW THEREFORE** the Planning Authority in exercise of the powers conferred on it by Section 6(a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development.**

**AND WHEREAS** the Planning Authority has concluded that the change of use of an old shop to a dwelling house, at Toghers Shop, Granville Park, St. Patricks Road, Limerick comes within the scope of exempted development under Section 2 & 3 of the Planning and Development Act 2000 (as amended) and Article 10 (6) (a) of the Planning and Development Regulations 2001 (as amended) Whether the change of use of an old shop to a dwelling house is or is not development and is or is not exempted development, at Toghers Shop, Granville Park, St. Patricks Road, Limerick.

**Agent:** N/a  
**Name and Address of Applicant:** Derek Le Gear, 15 Granville Park, Limerick.

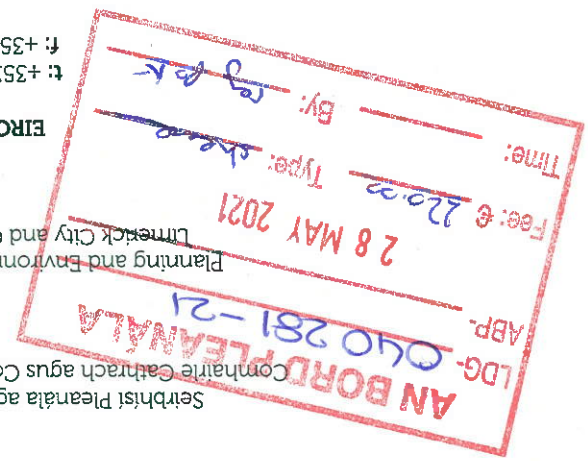
**DECLARATION NO.** EC27/21

**SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**PLANNING & DEVELOPMENT REGULATIONS, 2001 (as amended)**

**PLANNING & DEVELOPMENT ACTS 2000 (as amended)**

Seirbhís Pleanála agus Comhshaoil,  
Tuar an Daill, Luimneach  
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Doora Doyle, Limerick  
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Comhairle Cathrach  
B Contae Luimnigh  
Limerick City  
B County Council



Toghers Store,  
Granville Park,  
Limerick.  
Limerick City & County Council  
Ref 423292

Toghers shop in Granville Park, St. Patrick's road Limerick was built as a neighborhood food store many years ago. The neighborhood greatly benefited from having a local shop for so many years and it was considered a great loss to many when it closed its doors. Since then it has sat empty and fell into disrepair over the years.

It is a small flat roofed building that was constructed in a large residential area of two storey houses, and whilst it had served its purpose as a Spar shop and did not look too out of place as a small retail unit, it has now become an eyesore in the community.

In 2020 renovations began on the building and residents were denied any say, any notification or even the opportunity to lodge an objection. This is because the developers have taken advantage of an initiative to turn commercial buildings to residential use. The initiative that I am speaking of is Bringing Back Homes which came into effect in 2018.

I have myself read the Bringing Back Homes - Manual For Reuse Of Buildings published by the Department of Housing, Local Government and Heritage 4 September 2018. Nowhere in this documents' case studies, can I find any example of a development that is even similar to what is being carried out in our community right now. I am of the opinion that this development in particular has been overlooked and maybe even has fallen through the cracks. The development just is not consistent with proper planning and sustainable development in our area.

I really cannot begin to believe that this is how planning officers across Ireland wished for the initiative to be used and I hope that somebody in An Bord Pleanála can take a look at this and see the injustice I have to look at daily. After reading the document I can understand how it is meant to be applied to revitalize city and town centers, I do not believe it was meant to be applied to an already out of place derelict building in large residential area with many uniform housing estates. If so, I still believe that it is not

Derek Le Gear  
15 Granville Park

being applied properly and needs proper inspection and correction.

In Bringing Back Homes - Manual For Reuse Of Buildings, limitations on Development Works are laid out. " The works to the building must primarily relate to works which only affect the interior of the structure. Some limited works to the external appearance of the structure are permitted, but they must be consistent with the character of the structure and of neighboring properties"

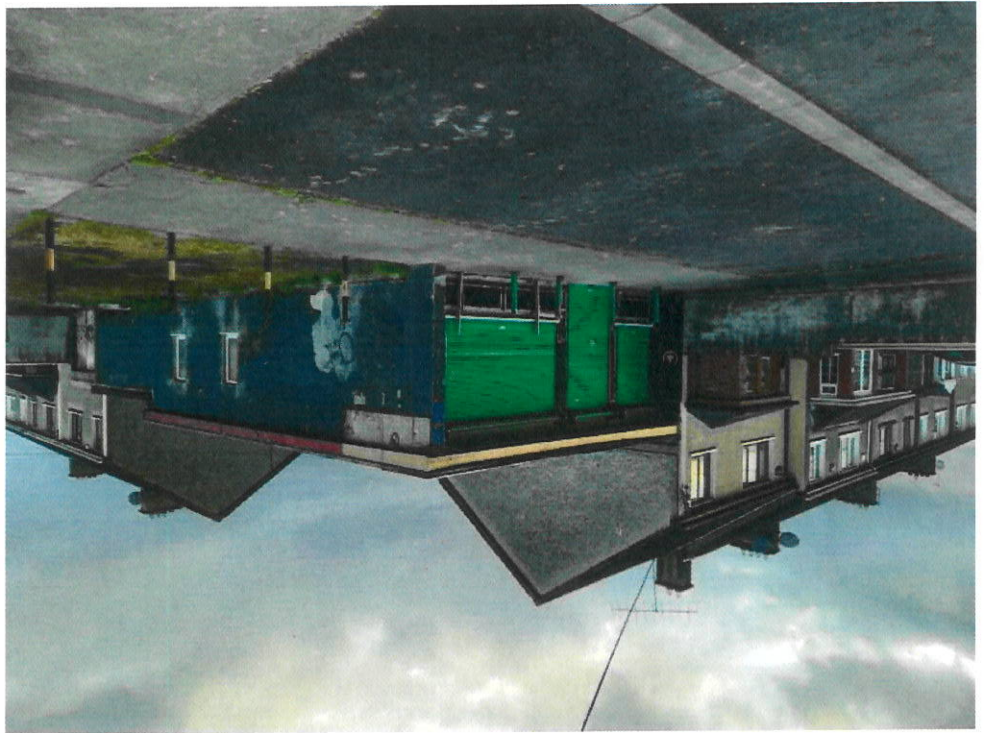
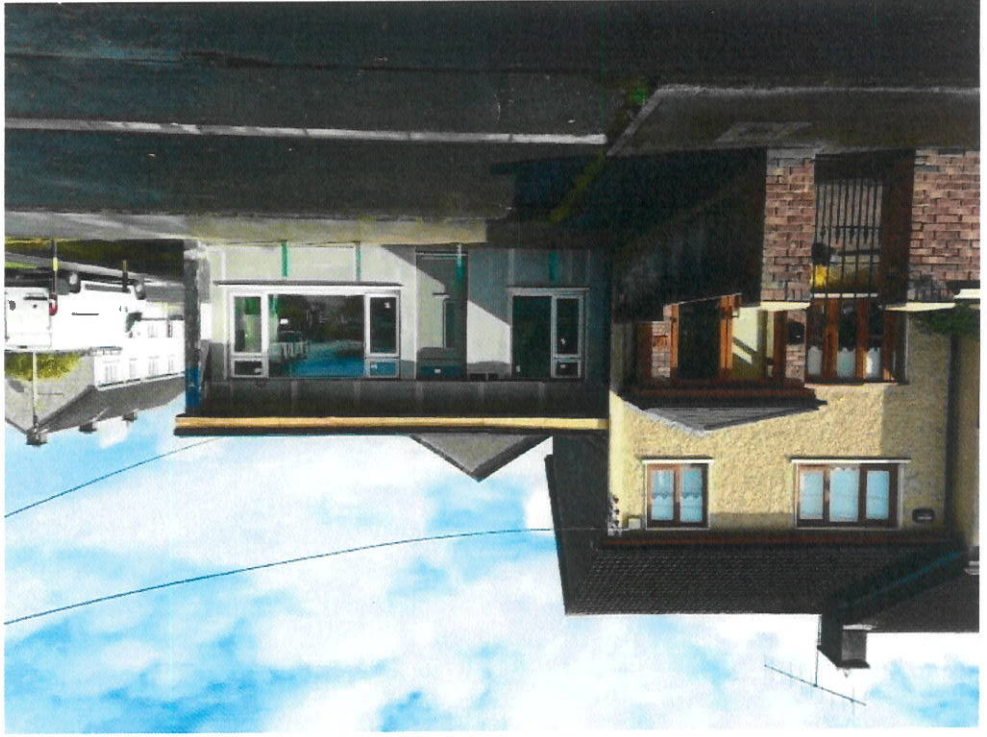
The works to the exterior of this building are in no way "limited". Extensive work has been carried out and even a section of the flat roof has been removed, and in no way are these works consistent with the character of either the building or the neighboring structures. I think on these grounds alone the renovations should be ceased, but I'll carry on.

The flat roofed structure has been given new gutters. The developers have failed to provide any drainage or gullies for these and now when it rains, the water streams across the large adjoining concreted square and pools in the residents parking area.

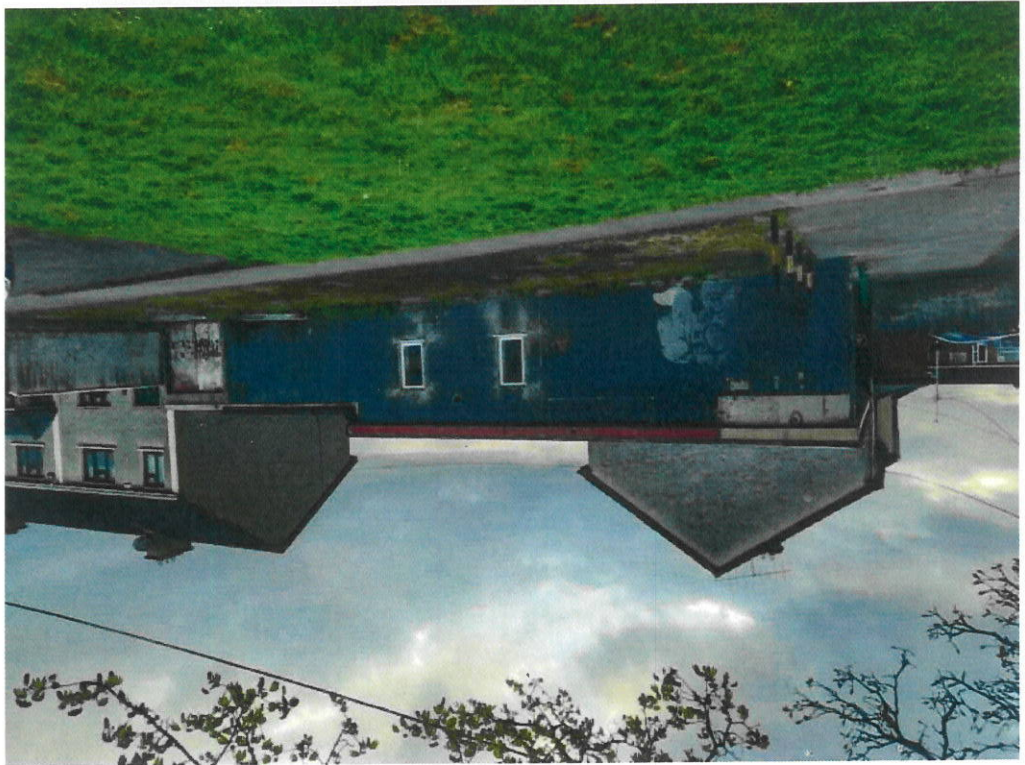
No effort has been made to blend this development into the surrounding area. The front of this building still resembles a shop front and the entire building will be used as a home/homes. Windows have been added to the front and side of the building, neither of which suit the character of the area. The roof is remaining a flat felt roof with part being galvanized. There is no building in the area that is remotely similar to this. The development has been christened as the " Shanty House" by locals. I know that homes in Glasgow Park were given loans to remove these types of roofs.

There has been no boundary wall, gates, garden area or resident parking built to accommodate the new residence, each house in the area has this. I have not been inside the development but have been told that there are numerous rooms inside the house that have no windows or natural light. I have also been told that the house will be for a vulnerable family. Do they not deserve a home that is up to standard? That somebody has approved, planned and designed properly?

For some reason Not A wheelchair Friendly House  
 Existing Housses  
 Surrounds of windows Not Finished to  
 Plaster No the same as Existing Housing to  
 Any outside Works carried out Are smooth



Side windows  
 No Landols  
 Not concrete  
 window sills.





As I already mentioned, I've really struggled to find any case studies that are similar to what is happening with this property so I have looked in my own local area.

There is a property at 76 Cathal Brugha Road, Lynwood Park, St Patrick's road Limerick. There is no eirde available online for the property but it located next to V94 PT6D.

This was once the location of a single story local grocery store for many years known as "Cooneys". This property was knocked and a new home was built on the site. This new home is identical to the home next door. One would not know that it had not always been a part of the estate.

I think this is what we deserve in Granville Park, 350 meters away. Wouldn't that be proper planning and sustainable development for our neighborhood. Some uniform development in the same area. Why not treat two adjoining estates with the same planning consideration. I have been months corresponding with my local city council about the issue, I feel that no one at my planning office has any real concern and I am struggling to find help there. The redeveloped property is on the left in the following pictures:

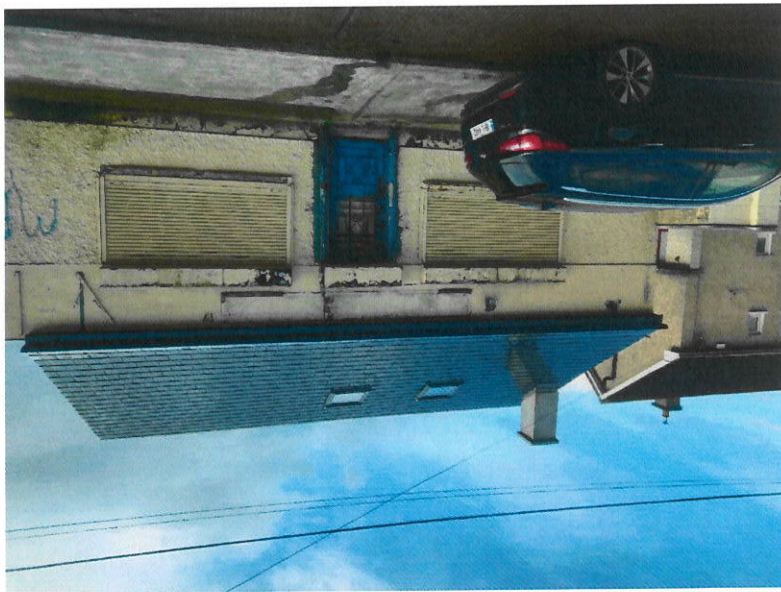
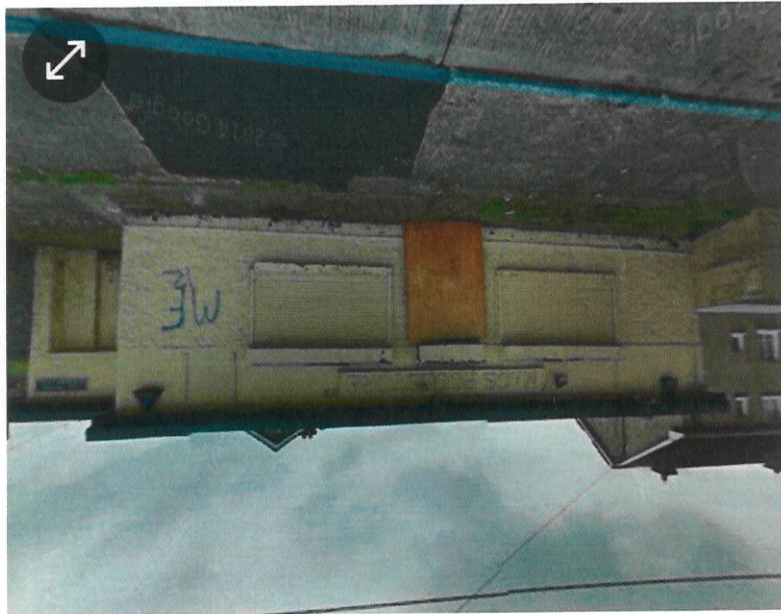






I've also found another example in my local area of a store being converted to a residential dwelling.

This one is located at 31 Claughan Court Garryowen, Limerick V94 YFT9. This site is 900m from Granville Park. This was also an old local grocery store for many years, known as "Macs Food store". It is still under construction but even so, the level of consideration that is being put into it to ensure it blends into its surroundings is already far superior to what is being undertaken in Granville Park. The developers have added a roof to the structure and it looks as if it is supposed to a residential property.



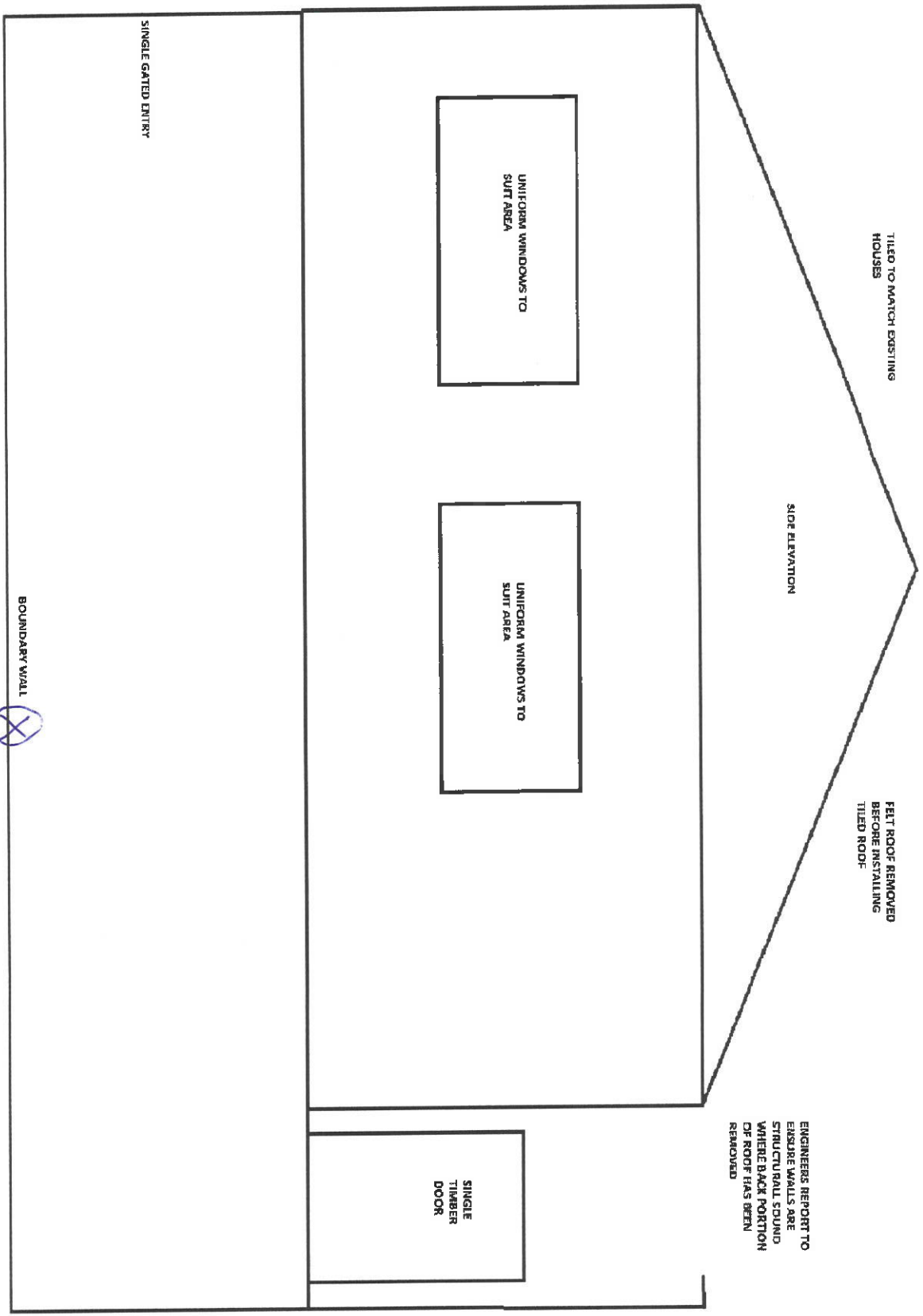
In my opinion, I would hope that the development in Granville Park would be knocked and the site would be used to develop a home that integrates properly into this long established neighborhood or falling this, that the existing property would have a roof installed, boundary wall, garden and parking and windows that match those of the many homes surrounding it.

I hope that the stark contrast I am trying to show you is clear.

I have included more photographs, a site map for your consideration and diagrams of how I think that the building could be properly incorporated into its surroundings, if not demolished.

Thank you for taking the time to read this. Should you require any additional information please do not hesitate to contact me.

Derek.



TILED TO MATCH EXISTING HOUSES

SIDE ELEVATION

FELT ROOF REMOVED BEFORE INSTALLING TILED ROOF

ENGINEERS REPORT TO ENSURE WALLS ARE STRUCTURALLY SOUND WHERE BACK PORTION OF ROOF HAS BEEN REMOVED

UNIFORM WINDOWS TO SUIT AREA

UNIFORM WINDOWS TO SUIT AREA

SINGLE TIMBER DOOR

SINGLE GATED ENTRY

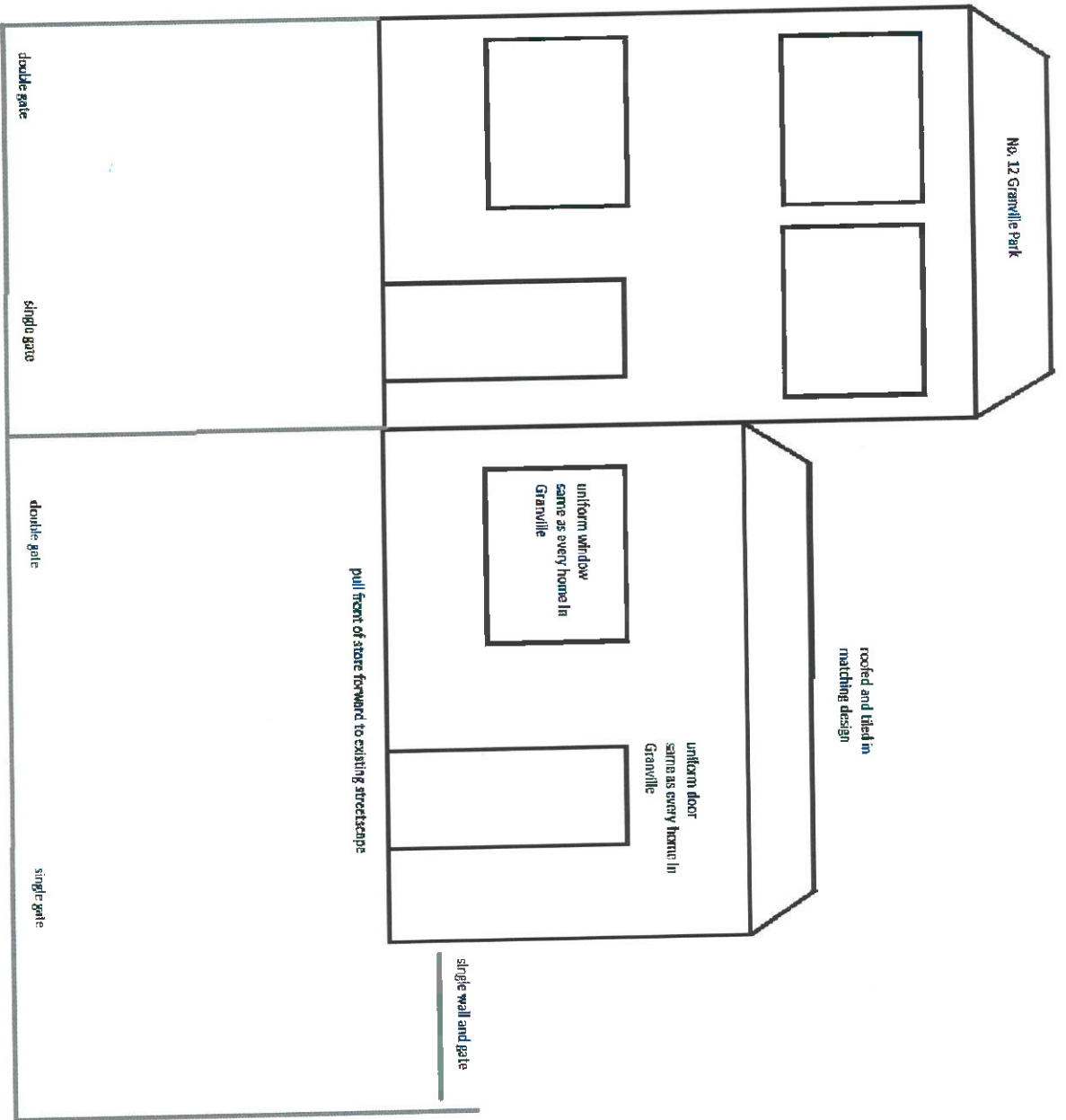
BOUNDARY WALL



EQUAL TO STREET LIGHT

PARKING AND ENTRY ONLY AT THE FRONT OF THE HOUSE. WINDOWS AT A LEVEL WHERE THEY WILL BE MOSTLY OBSURED BY A BOUNDARY WALL

*Street Light. to be installed*



AN BORD PLEANÁLA

LTR DATED 28 MAY 2021

LDG. FROM

ABP.