

Planning and Place-Making Directorate
Limerick City and County Council
Merchant's Quay
Limerick

March 4th 2025

To: Mayor, Cathaoirleach and Each Member of the Metropolitan District of Limerick City and County Council.

Re: Addition of No. 35-39 Nicholas Street, Limerick City, comprising Upstanding Medieval Walls, and their Associated Fabric and Features, to the Limerick City and County Council Record of Protected Structures, in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended).

A Comhairleoir, a chara,

I enclose herewith a copy of the Executive Architectural Conservation Officer's report on the proposed addition to the Record of Protected Structures contained in the Limerick Development Plan 2022-2028.

Part IV (Architectural Heritage) of the Planning and Development Act 2000 (as amended) is the statutory basis for protecting our built heritage assets. Limerick City and County Council maintains Record of Protected Structures in accordance with the provisions of Section 51 of the 2000 Act (as amended) in Volume 3 of the Limerick Development Plan 2022-2028.

In making additions to, or deletions from, the Record of Protected Structures, a statutory process must be followed, in accordance with Sections 54 and 55 of the Planning and Development Act. This includes the issuing of a Public Notice and the serving of Notices on the owner and the prescribed bodies. A minimum of six weeks must be given to allow submissions or observations to be made.

Submissions or observations made by owners, occupiers, the prescribed bodies, the Minister and members of the public, must be taken into consideration before the final decision is made. Following the completion of the public consultation period the file on the individual building is considered by the elected Members of the Metropolitan District. Decisions on additions or deletions are a Reserved Function. This decision must be reached by April 21st 2025.

As provided for under the provisions of Sections 54 and 55 of the Act, it is proposed to add one structure to the Record of Protected Structures in the Metropolitan District on the basis of its archaeological, architectural and historical interest. The statutory process in respect of serving Notices on the owners and the prescribed bodies, as well as informing the Minister for Housing, Local Government and Heritage, and placing a Notice in a newspaper has been completed.

The requisite Notices, which were issued on December 6th 2024 were served by Registered Post on the owners and the prescribed bodies (Fáilte Ireland, The Arts Council, The Heritage Council, and An Taisce) as well as the Minister for Housing, Local Government and Heritage. The period of public consultation, which was notified by way of a Notice placed in the Limerick



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Roinn Pleanáil agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Cé na gCeannaithe
Luimneach

Planning and Place-Making Directorate
Limerick City and County Council
Merchant's Quay
Limerick

Leader of Saturday, December 7th 2024, ran from December 7th 2024 through to 27th January 2025. No submissions or observations were received.

The Report in respect of the one proposed addition to the Record of Protected Structure (P.P.S. 2024-A), including the Planning Authority's Recommendations, is attached.

If you have any queries on the report or wish to meet prior to the Metropolitan District meeting, please contact Maria Woods, Senior Planner, or Shóna O'Keeffe, Executive Architectural Conservation Officer.

Mise le meas,

Vincent Murray
Director of Services
Planning and Place-Making



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Architectural Conservation

Proposed Addition to the Record of Protected Structures



Record of Protected Structures

Recommended Addition – Assessment Report (February 2025)

Recommendation: Addition of No. 35-39 Nicholas Street, Limerick City, comprising Upstanding Medieval Walls, and their Associated Fabric and Features, to the Limerick City and County Council Record of Protected Structures, in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended).

It is proposed under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add Nos. 35-39 Nicholas Street to the Limerick City and County Council's Record of Protected Structures in the Limerick Development Plan 2022-2028.

In accordance with the process for additions to the Record of Protected Structures, as set out in Section 55 of the Planning and Development Act 2000 (as amended), the following steps have been taken:

- A notice was issued to the owner of the Proposed Protected Structure, including the particulars of the proposed addition, on December 6th 2024.
- Particulars of the proposed addition were sent to the Minister for Housing, Heritage and Local Government, and the other prescribed bodies, on December 6th 2024.
- A notice of the proposed addition was published in the Limerick Leader Weekend Edition, on the weekend of December 7th 2024.
- The particulars of the proposed addition were displayed for public inspection at the Council offices, at Merchant's Quay and at Dooradoyle, and online at www.limerick.ie/council, for a period of six weeks, from 7th December 2024 to 27th January 2025.

In accordance with the process for additions to the Record of Protected Structures, as set out in Section 55 of the Planning and Development Act (2000), the planning authority must consider any written submissions received, and decide whether the proposed addition should be made within twelve weeks of the end of the display period – i.e. by April 21st 2025. Following the decision, a notice must be served on the owner/occupier of the Protected Structure within two weeks.

No written submissions were received in relation to this proposed addition. As such, there are no alterations or revisions to the proposed addition of this structure, or its curtilage.

Photograph:



Site Location and Curtilage:



Description and Appraisal:

The site comprises the two upstanding side walls of a late medieval house, one of which is incorporated into a later c. 1930s/40s two-storey house (No. 35 Nicholas Street).

This site is located along Nicholas Street, a street of primary importance within the medieval walled city. The surviving upstanding medieval walls provide insight into the streetscape, building typologies and medieval burghage plots of the former High Street. The two upstanding walls incorporate a considerable amount of medieval fabric, and retain some key features including undercrofts, flagstone surfaces, and the late medieval fireplace at 1st Floor Level.

The surviving walls provide insight into the successive phases of house building along this prominent street within the medieval walled city, and evidence that the house was re-faced in brick during the 18th century.

The medieval fabric and features are of archaeological, architectural and historic significance, and I recommend that the structures be added to the Record of Protected Structures under these special interest categories.

Proposed Reg. No.	Address	Description
7016	35-39 Nicholas Street.	Upstanding Medieval Walls, and their associated fabric and features.

Recommendation:

That this structure be added to the Record of Protected Structures in accordance with the provisions of Sections 54 and 55 of the Planning and Development Act, 2000 (as amended), as this structure is considered to be of Archaeological, Architectural and Historical interest.


Shona O'Keeffe,
Executive Architectural Conservation Officer,
February 19th 2025

Recommendation to be accepted/rejected at the Metropolitan District Committee Meeting held on Monday, March 10th 2025.

|