



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: NKF Limited

Applicant's Address: Second Floor, 18-20 North Quay, Douglas, IM1
4LE, Isle of Man

Telephone No. _N/A

Name of Agent (if any): Stephen Barrett, Tom Phillips +

Address: Associates, 80 Harcourt Street, Dublin 2

Telephone No. _01-4786055_____

Address for Correspondence: _Tom Phillips + Associates, 80 Harcourt Street,
Dublin 2__

Location of Proposed development:

Bons Secours Health System, Bon Secours Hospital Limerick (Barrington's Hospital), George's Quay, Limerick, V94 HE2T; Barrington's Lodge, Mary Street, Limerick, V94 WC6R

Description of Proposed development:

Whether the change of use of the property from hospital / medical use to temporary accommodation for displaced persons seeking international protection under S.1. No. 376/2023 is or is not exempted development.

Is this a Protected Structure or within the curtilage of a Protected Structure.
YES

Applicant's interest in site:Ownership and Leasehold

List of plans, drawings, etc. submitted with this application:

Site Location Map, Site Layout Plan, Floor Plans, Sections and Elevations__

Have any previous extensions/structures been erected at this location NO If

Yes please provide floor areas of all existing structures:

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

Limerick City & County Council,
Planning and Environmental Services,
City & County Council Offices,
Dooradoyle Road,
Limerick.

OFFICE USE ONLY

Ref. No. _____

Date Received _____

Fee Received _____

Date Due _____

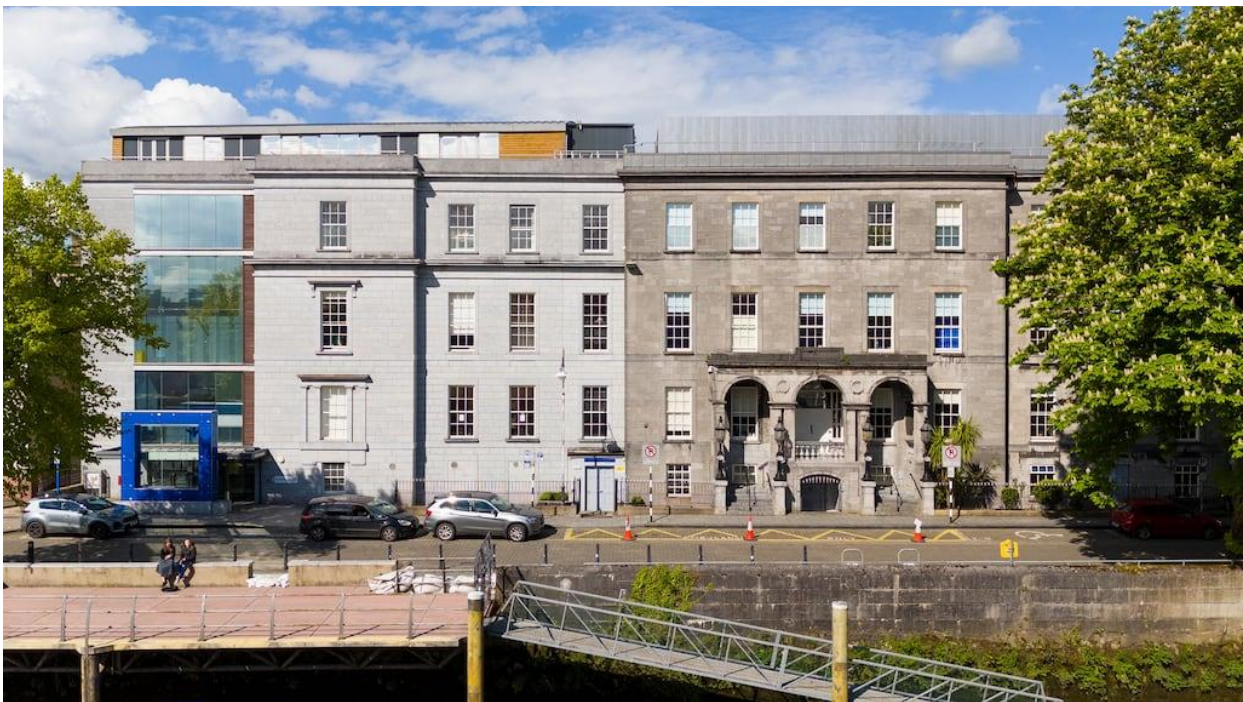
May 2025

Rev: B

PART 5 REPORT

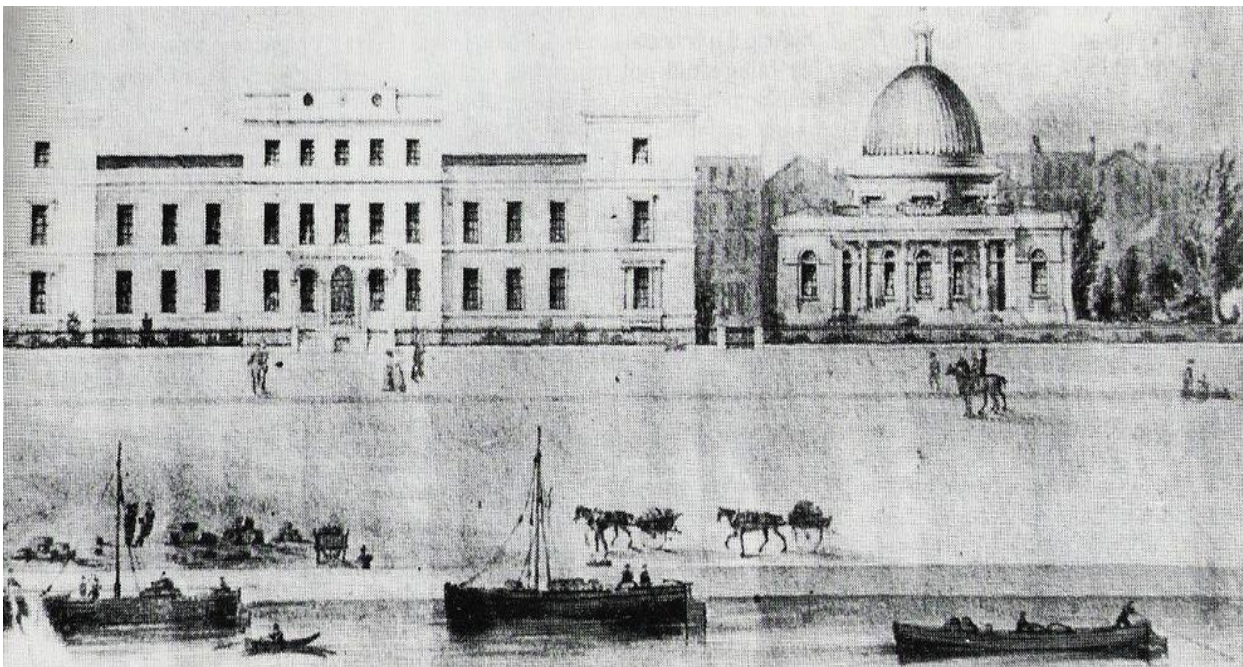
Barrington's Hospital Limerick

George's Quay, Englishtown,
Limerick, V94 HE2T



Contents:

- 1.0 Introduction
- 2.0 Planning History
- 3.0 Record of Protected Structures
- 4.0 Planning History
- 5.0 Design Intent
Including Photomontages
- 6.0 Drawing Schedule



*Barrington's & Mont de Piete 1829
Architect William O'Hara*

1.0 Introduction:

Barrington's Hospital is centrally located and very accessible by car, public transport and on foot. It is very well served by local multi-storey car parks within 5-10minute walk.

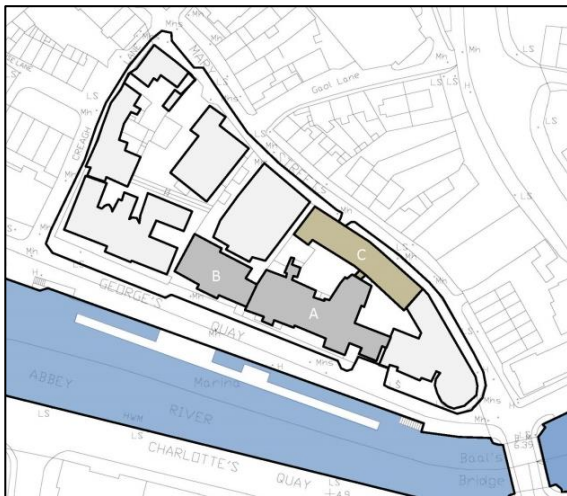
The existing hospital operates out of three buildings that date back as far as 1829.

- A- Barrington's Hospital
- B- Clogan Building
- C- Barrington Lodge

Block A (1829 +1920's) original Barrington's Hospital with a staircases added in the mid twenty century and in the1960's

Block B (2004) forms a book end to the original Barrington's Hospital and houses the an MRI department, day ward, theatre recovery and CSSD

Block C (2008 roof top extension, parts of the building predate 1980's) The building caters primarily for consultant's rooms.

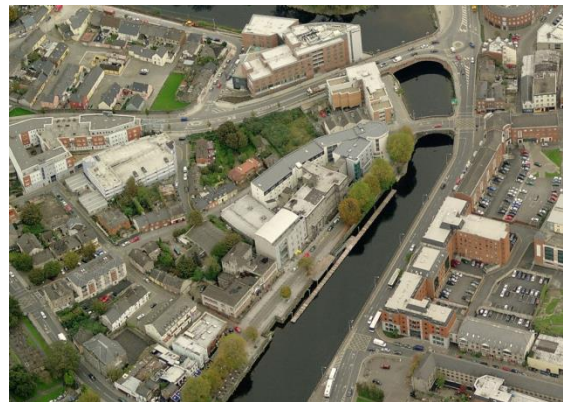


Site Location – Blocks A & B are part of the Barrington Hospital Site, Block C is owned by a third party and the hospital has a rental agreement.

This Declaration Request relates to the proposed use of existing buildings at Bon Secours Hospital Limerick and Barrington's Lodge (for ease, will refer to "Barrington's Hospital" throughout the document as the site) to operate as temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023. Barrington's Hospital is a protected structure.



Barrington Hospital, Limerick



Aerial View 01

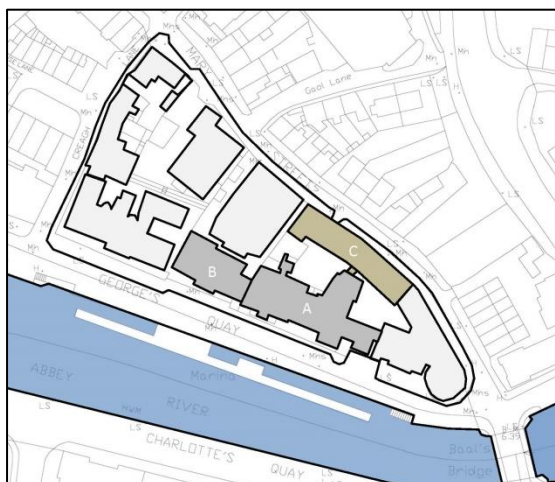


Aerial View 02



Aerial View 03

2.0 Planning History



On the 14th of March 2018 planning was granted for the construction of 12.5m² new entrance lobby, Bon Secours Hospital signage and canopy.

These works are planned to be begin on site in July 2018.

Our client now wishes to apply for planning for the erection of a 476m² Plant Platform and Screen on the roof of Barrington's Hospital which is a listed building.

These construction works are considered essential for Bon Secours Hospital Limerick at Barrington's to ensure the high standard of healthcare services expected from a hospital in the 21st century can be delivered. The screening proposed will also tidy up works that are presently insitu on the roof.

Details of planning applications made on the area indicated in red on the site location illustration are noted as follows;

171120

Application:

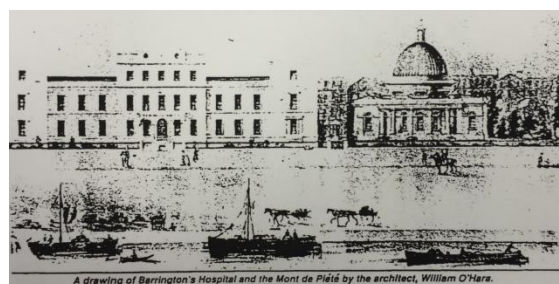
The construction of a new 12.5msq entrance lobby, Bon Secours Hospital signage and canopy. The works include minor alterations to existing facades; southern façade, one doorway changed to timber sash window to match existing, and two doorways blocked up to match existing finishes. Western façade, two new doors butting onto Limerick

Institute of Technology George's Street Campus. Northern façade; one door blocked up, a window enlarged for a new doorway and a window widened.

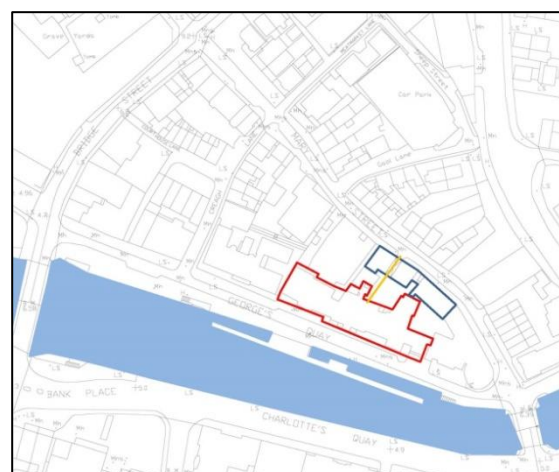
Proposer: Bon Secours Health System
CLG
Granted: 14th March 2018



Image of Barrington's Hospital from 'The Old Journal (Winter 1988). Early Twentieth Century photography (limerick Museum).



A drawing of Barrington's Hospital and the Mont de Piété by the architect, William O'Hara. Barrington Hospital in the 1830's, The Building of Limerick, P.83, Limerick 1991.



Site Location - Red Line indicates boundary of Barrington Hospital

171120

Application:

The construction of a new 12.5msq entrance lobby, Bon Secours Hospital signage and canopy. The works include minor alterations to existing facades; southern façade, one doorway changed to timber sash window to match existing, and two doorways blocked up to match existing finishes. Western façade, two new doors butting onto Limerick Institute of Technology George's Street Campus. Northern façade; one door blocked up, a window enlarged for a new doorway and a window widened.

Proposer: Bon Secours Health System
CLG

Granted: 14th March 2018

PE/770102 (P.E. 10/02)

Application:

Extension of the Duration of the previously granted Planning Permission No. 05770284 (P.05/284)

Proposer: Barrington Hospital

Granted: 2nd December 2010

06770344 (P.06/344)

Application:

Permission is being sought for the alteration to the protected structure Barrington's Hospital. Limerick City Council Ref: RPS016. The alterations proposed are the construction of a new lift shaft to Barrington House, new services tower to the rear of Barrington's Hospital and the opening up of an access route between Barrington's Hospital and Barrington House.

Proposer: Barrington's Hospital & Medical Centre

Granted: 5th July 2007

05770284 (P05/284)

Application:

George's Quay

Planning permission for change of use (P.00/293, dated 16/01/2002) from offices, public house and restaurant to medical

centre facility, complete with new revised entrance, reception area and canteen facility

Proposer: John Clogan c/o Denis Cahalane

Granted: 18th January 2006

00770293 (P.00/293)

Application:

Georges Quay

Permission sought to demolish the 3 existing houses and to construct a Multi-Use building, incorporating Offices, a Public House (Bar) and Restaurant on the site.

This application is related to previous application **97770116 (P.97/116)**.

Demolition of existing Derelict premises and erection of multi-use building incorporating offices, public houses and restaurant.

Proposer: John Clogan

Granted: 16th January 2002

99770254 (P.99/254)

Application:

This application was submitted on behalf of Barrington's Hospital and related to the restoration, repair and upgrade of the main entrance and the windows of the hospital and to necessary structural works to the fabric of the building. The building is a designated Protected Structure and as such, any restoration or repairs of this nature would require an application to the Planning Authority for Permission to carry out these works.

Proposer: Barrington's Hospital

Granted: 16th September 1999

97770116 (P.97/116)

Application:

Demolition of 3 no. existing houses on sites adjacent to Barrington's Hospital and the construction of 12 no. apartments over 1 no. commercial unit's

Proposer: Mr. John Clogan

Refused: 24th August 1998

ABP Granted Permission on the 9th March 1999

97770116 (P.97/116)

Application:

Demolition of 3 no. existing houses on sites adjacent to Barrington's Hospital and the construction of 12 no. apartments over 1 no. commercial unit's

Proposer: Mr. John Clogan

Refused: 24th August 1998

ABP Granted Permission on the 9th March 1999

90770251 (P.90/251)

Application:

Proposed Change of Use of the Nurses Home building (formerly of the hospital) to a separate Holiday Hostel facility.

Proposer: Barrington's Hostel Ltd.

Granted: 15th March 1991

96770082 (P.96/82)

Application:

Proposal is for the carrying out of internal alterations to the existing hospital in order to provide a Restaurant facility. It would appear from the application documentation that this Restaurant facility was intended to cater for the general public, as well as providing meals for the hospital complex.

Proposer: Ms. Lorraine Boland

Granted: 20th March 1996

79770051 (P.79/51)

Application:

The Proposal is to construct a 3 storey extension – which is located to the left hand side of Barrington's Hospital. This new development was to accommodate;
A Day Theatre and ancillary facilities at Ground Floor level,

A Physiotherapy suite and Lecture facilities at First Floor level and
Staff Rest and sleeping quarters at 2nd Floor level.

The demolition of 3 No. private dwelling houses is to facilitate this development.

Proposer: Barrington's Hospital

Granted: 2nd April, 1979

77770259 (P.77/259)

Application:

The application is for proposed alterations and additions to Barrington's Hospital, which includes internal alterations, new corridor across yard to Physiotherapy, a Porters Room, Matron/Reception, and Registrars Room, and also classrooms on the roof of the Nursing Home and a milk kitchen.

Internal alterations at first floor level of the main hospital, to provide an Intensive Care Area and to sub-divide an existing large ward area, to provide 1 no. 6 bed ward and 1 no.3 bed ward.

Internal alterations at second floor level in the Nurses Home to provide a Staff W.C. Bathroom and Shower area.

Provision of a new lift within the main hospital building is indicated on the planning drawings.

Proposer: Barrington's Hospital

Granted: 10th May 1978

3.0 History of the Site

Barrington's Hospital (Block A) has a unique affiliation with the people of Limerick and the Mid-West region. Located in Georges Quay, the hospital was built in 1829 as a charitable institution for the relief of the poor of Limerick City.

"We conceived the situation of Barrington's Hospital well arranged, being placed in the vicinity of the working portion of our community and contiguous top the old Town, where accidents generally occur, and where timely assistance is most required by the poor."

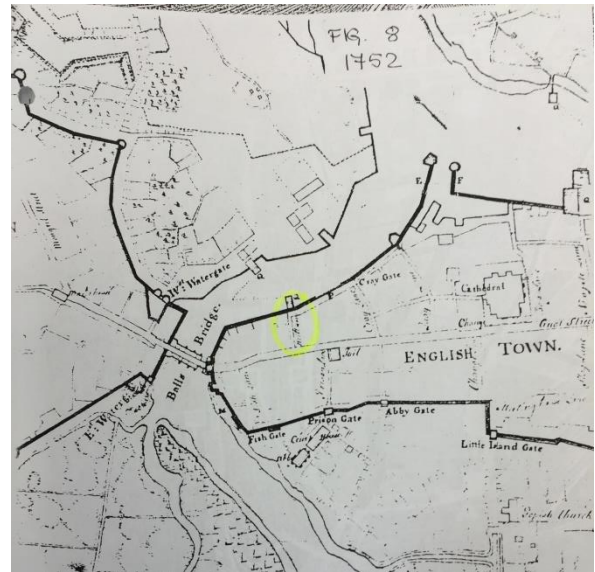
Limerick Chronical 24th Oct. 1829

A staircase extension was built to the west side of Barrington's hospital in the mid twenty century. A photography taken sometime in the early twenty century shows a four storey building in the location of the staircase.

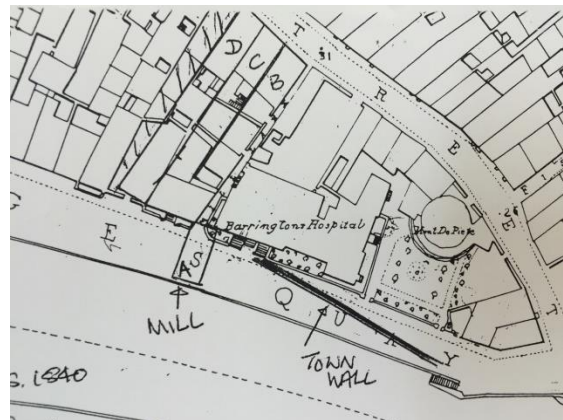
In 1960's a glazed concrete stair wall and single-storey entrance projection was constructed to the original Barrington's Hospital to the east.

In 2004 the west wing (Block B) was constructed, a six storey stone clad building with a projecting glazed bay.

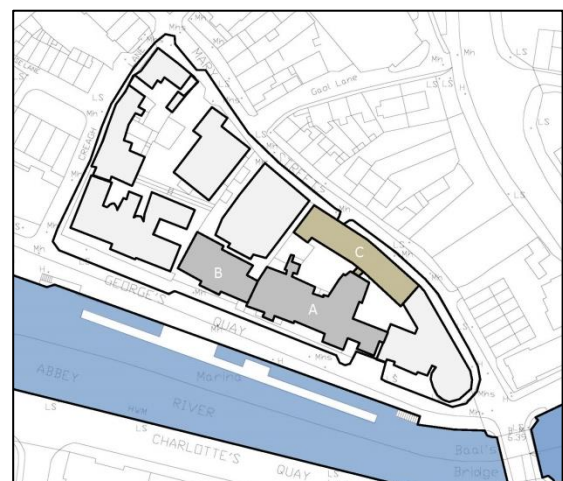
In 2015 a laminar theatre with associated plant at roof level was constructed.



Site Location – 1752 Map



1840 Map of Barrington's Hospital and Mont de Piete



Site Location – Blocks A & B are part of the Barrington Hospital Site, Block C is owned by a third party and the hospital has a rental agreement.

4.0 Record of Protected Structures:

Reg. No. 21513053

Date: 1820 – 1840

Previous Name: City Dispensary

Townland: Limerick City

Coordinates: 1558018, 157435

Categories of Special Interest:

Architectural, Artistic and Social

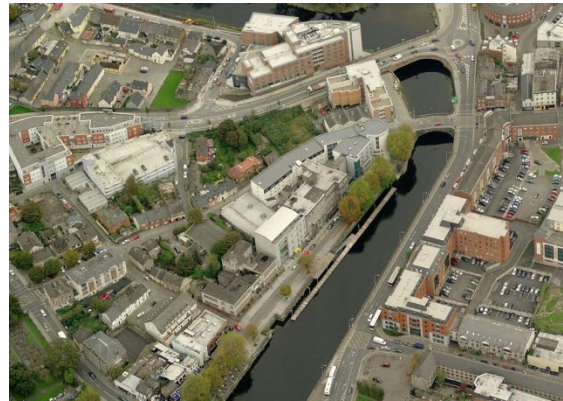
Rating: Regional

The building is listed in the National Inventory of Architectural Heritage and in the Record of Protected Structures in the Limerick City and County development Plan 2012-2016 (as varied). The record noted the building is a detached five-bay three-storey over basement limestone hospital building, built around 1829-30. It has a centrally-placed arcaded portico on a raised podium. Previously known as the city dispensary, it has a four-bay east wing with breakfront end bay, which was possibly a later addition.

The original roof was removed mid/late twenty century. A flat roof was erected and the chimneys are no longer functional. The aerial photographs on the opposite column show the existing roof. In the photography opposite it shows Barrington's with the original roof still in place; 'The Old Journal (Winter 1988), early Twentieth Century photography (Limerick Museum).



Barrington Hospital, Limerick



Aerial View 01



Aerial View 02



Image of Barrington's Hospital from 'The Old Journal (Winter 1988). Early Twentieth Century photography (limerick Museum).

4.0 Existing Building & Proposed Works

This Declaration Request relates to the proposed use of existing buildings at Bon Secours Hospital Limerick and Barrington's Lodge (for ease, will refer to "Barrington's Hospital" throughout the document as the site) to operate as temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023. Barrington's Hospital is a protected structure.

Conservation Principles:

The general principles contained in the Department of Environment Heritage and Local Government's Architectural Heritage Protection Guidelines; 2004 & 2011 shall be referred to throughout each stage of the works as described below.

- Keeping a Building in Use
- Researching and Analysing
- Using Expert Conservation Advice
- Protecting the Special Interest
- Promoting Minimum Intervention
- Respecting Earlier Alterations of Interest
- Repairing Rather than Replacing
- Promoting Honesty of Repairs and Alterations
- Using Appropriate Materials and Methods
- Ensuring Reversibility of Alterations
- Avoiding Incremental Damage
- Discouraging the Use of Architectural Salvage from Other Buildings
- Complying with the Building Regulation

Method Statement – Protection of Fabric during works

- Provide such protection as is necessary to prevent any damage to the building/fabric when removing/storing/transporting/replacing components or materials.
- Confirm items and elements that are to be protected by contractor before commencement of work.
- Prepare softwood or other supports protection as required.
- Scaffolding will be erected as required and dismantled by competent scaffolders.
- Extreme care will be taken to avoid any damage to the slate roof/existing fabric by

the scaffolding during erection, while in place and when being dismantled.

- All necessary precautions will be taken to ensure no damage occurs to the building fabric.
- Exposed openings such as doors and or windows will be securely sealed / locked to prevent unauthorised access.
- No contact with the building is allowed and no screwing/fixing to the walls is permitted under any circumstances.

Proposed works

The proposed works are minimal, making good and decoration. Fire related works will also be carried out to meet Part B of the TGD.

The interior of the building has been updated over the years to facilitate the operations of a functioning hospital. According to Carrig Building Fabric Consultants report dated July 2005, some of original interior nineteenth century fabric has been retained. In particular , the main entrance (now redundant), and the library to the east (now boardroom).

We don't envisage any structural works or work to the building fabric. Works will primarily be removing clinical interventions where the works will include making good finishes. These works are low risk to the existing 19th century fabric as these works relate to interventions carried out in the last 50 years.

The existing fabric will be treated with utmost respect and documented in line with best practice. Fire upgrade works will be carried out in accordance with conservation best practice.

A conservation architect will carry out a report prior to starting works and post works for the record. Copy of the reports will be forward to Limerick City and County Council Conservation Architect for their records.

5.0 Drawing Schedule

REGISTER					
	S24-158W-SH-A-0001	Drawing Register	NTS	PDF	A4
PLANNING DRAWINGS					
	S24-337W-1001	Site Location Plan	1:1000	PDF	A3
	S24-337W-1002	Site Layout Plan	1:500	PDF	A3
Existing Plans					
	S24-337W-1101	Existing Lower Ground Floor	1:200	PDF	A2
	S24-337W-1102	Existing Upper Ground Floor	1:200	PDF	A2
	S24-337W-1103	Existing First Floor Plan	1:200	PDF	A2
	S24-337W-1104	Existing Second Floor Plan	1:200	PDF	A2
	S24-337W-1105	Existing Third Floor Plan	1:200	PDF	A2
	S24-337W-1106	Existing Fourth Floor Plan	1:200	PDF	A2
Existing Elevations					
	S24-337W-2101	Existing Georges Quay and Rear Elevation	1:200	PDF	A2
	S24-337W-2102	Mary Street and Courtyard Elevations	1:200	PDF	A2
	S24-337W-2103	Existing East and West Elevations	1:200	PDF	A2
Existing Sections					
	S24-337W-3101	Existing Section B and C	1:200	PDF	A2
	S24-337W-3102	Existing Section CC and MM	1:200	PDF	A2
	S24-337W-3103	Existing Section BB and TT	1:200	PDF	A2
	S24-337W-3104	Existing Section DD, FF, GG, HH, JJ	As Shown	PDF	A2
	S24-337W-3105	Existing Section KK and LL	1:100	PDF	A2
	S24-337W-3106	Existing Section NN and PP	1:100	PDF	A2
	S24-337W-3107	Existing Section RR and SS	1:100	PDF	A2
Proposed Plans					
	S24-337W-1201	Proposed Lower Ground Floor	1:200	PDF	A2
	S24-337W-1202	Proposed Upper Ground Floor	1:200	PDF	A2
	S24-337W-1203	Proposed First Floor Plan	1:200	PDF	A2
	S24-337W-1204	Proposed Second Floor Plan	1:200	PDF	A2
	S24-337W-1205	Proposed Third Floor Plan	1:200	PDF	A2
	S24-337W-1206	Proposed Fourth Floor Plan	1:200	PDF	A2

06th February 2024

To Whom It May Concern,

Bon Secours Health System, the owner of the Barrington's Hospital property, provide consent to NKF Limited to engage with Limerick City & County Council and submit a Section 5 Application relating to the use of the property at Barrington's Hospital, Georges Quay, Limerick.

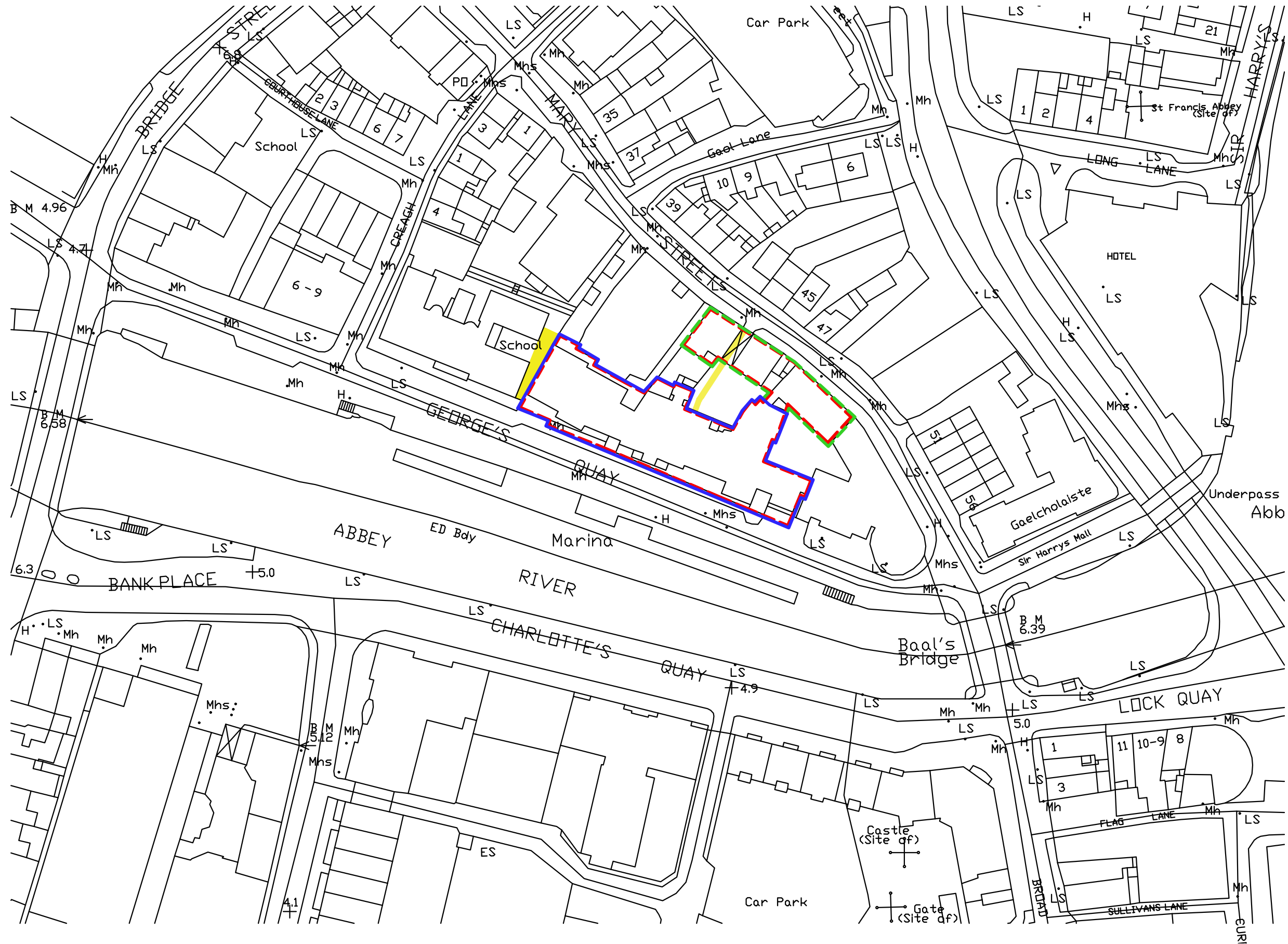
Yours faithfully,



Bill Maher
Group CEO
BON SECOURS HEALTH SYSTEM

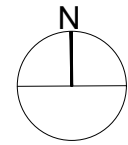
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	Drawing Register / Issue Sheet													
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Project Title:	Barringtons Hospital													
Client:	NKF Limited													
Issued By:	Reddy Architecture + Urbanism (Limerick Office)													
	www.reddyarchitecture.com													
Contact:	Hugh Kelly													
Distribution:	E = electronic 1, 2, 3 etc. = number of hardcopies													
Client:	NKF Limited													
Architect:	Reddy Architecture + Urbanism													
Fire Consultant	Michael Slattery Associates													
			Scale	Format	Size	28.04.2025								
	Number	Title												
REGISTER														
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PLANNING DRAWINGS														
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	S24-337W-3105	Existing Section KK and LL	1:100	PDF	A2	x								
	S24-337W-3106	Existing Section NN and PP	1:100	PDF	A2	x								
	S24-337W-3107	Existing Section RR and SS	1:100	PDF	A2	x								
Proposed Plans														
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	S24-337W-1205	Proposed Third Floor Plan	1:200	PDF	A2	x								
	S24-337W-1206	Proposed Fourth Floor Plan	1:200	PDF	A2	x								

ORIGINAL SHEET SIZE = A3



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NOTES



- Boundary of site shown in red
- Land in the surrounding area in the ownership of the applicant shown in blue
- Property leased from third party outlined in green
- Way leave in yellow

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01	28/04/25	LC	For Information
REV	DTE	DRN	ISSUE

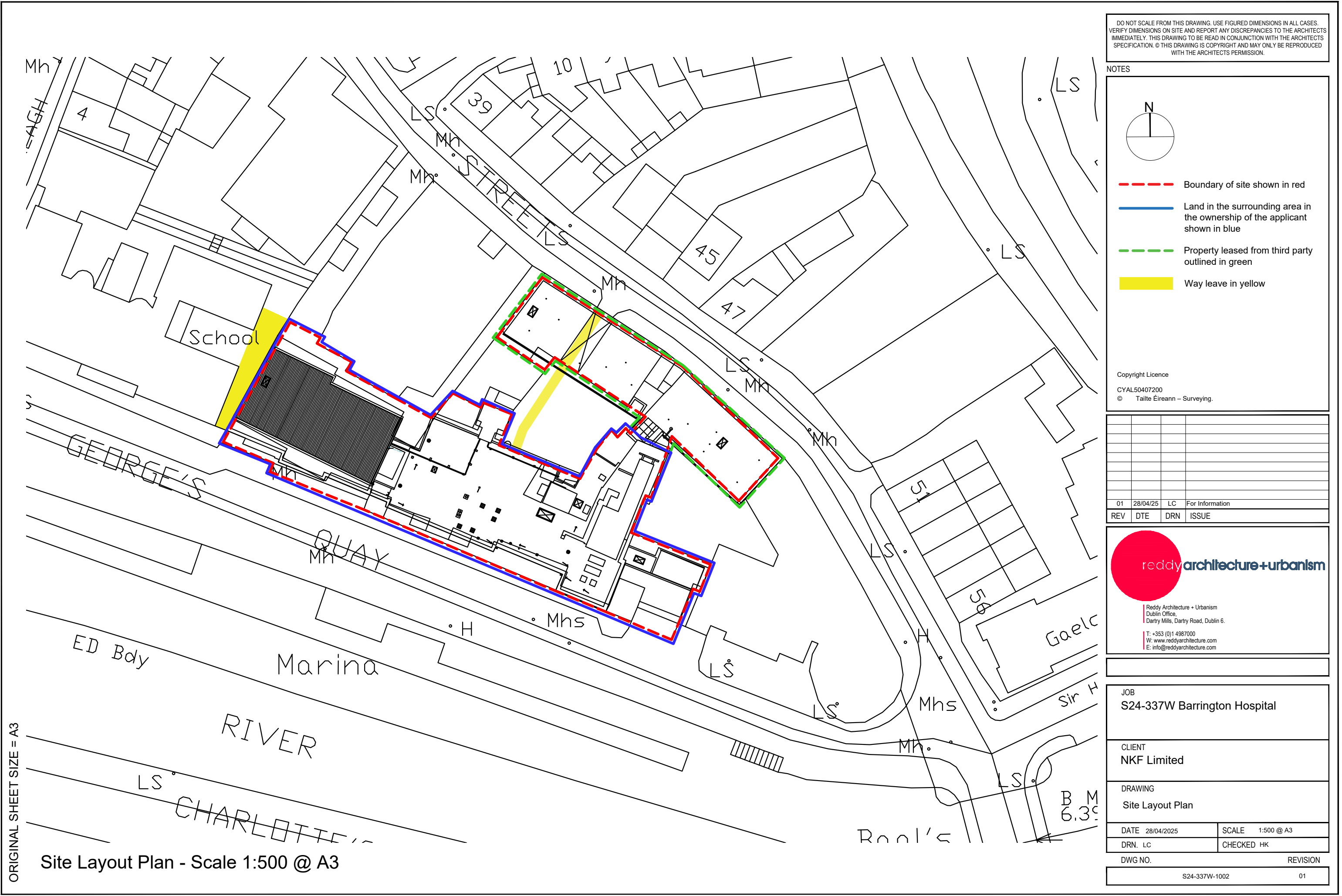
reddyarchitecture+urbanism

Reddy Architecture + Urbanism
Dublin Office,
Dartry Mills, Dartry Road, Dublin 6.

T: +353 (0)1 4987000
W: www.reddyarchitecture.com
E: info@reddyarchitecture.com

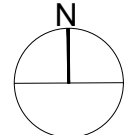
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DWG NO.		REVISION	
S24-337W-1001		01	

Site Location Plan - Scale 1:1000 @ A3



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REV	DTE	DRN	ISSUE



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Dublin Office,
Dartry Mills, Dartry Road, Dublin 6.

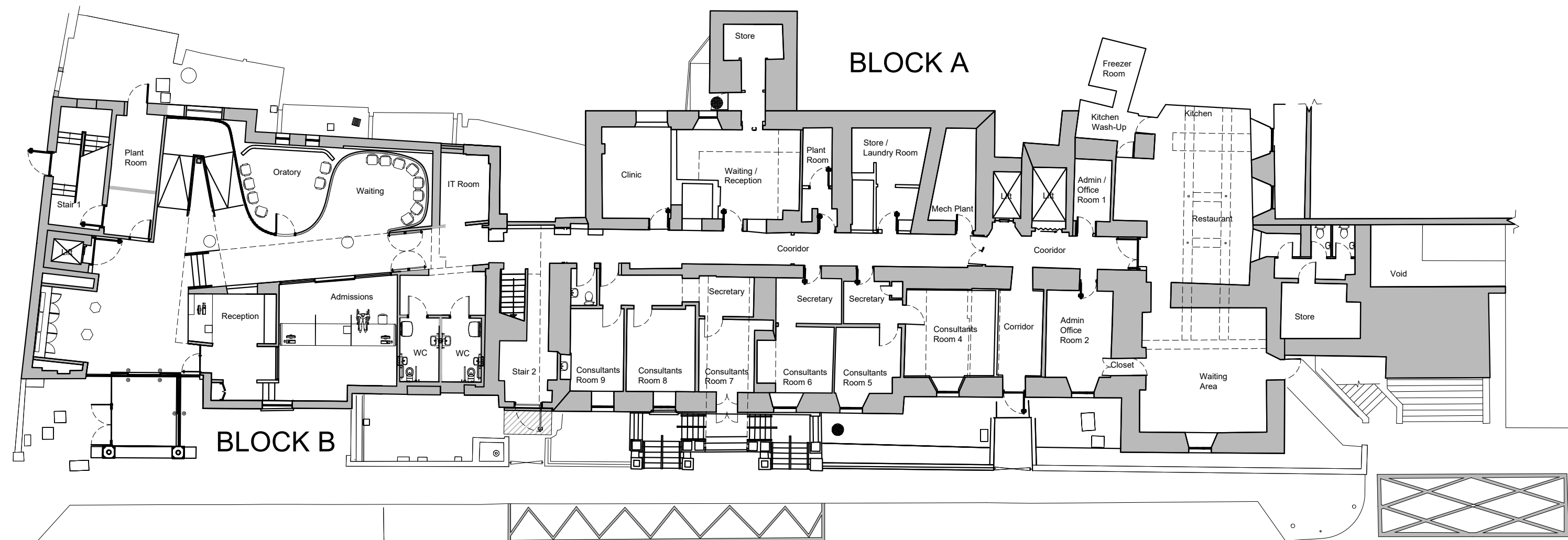
T: +353 (0)1 4987000
W: www.reddyarchitecture.com
E: info@reddyarchitecture.com

JOB S24-337W Barrington Hospital	
CLIENT NKF Limited	
DRAWING Site Layout Plan	
DATE 28/04/2025	SCALE 1:500 @ A3
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DWG NO.	REVISION
S24-337W-1002	01

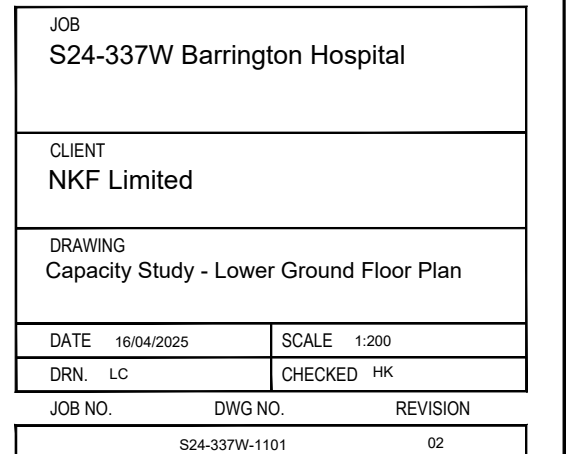
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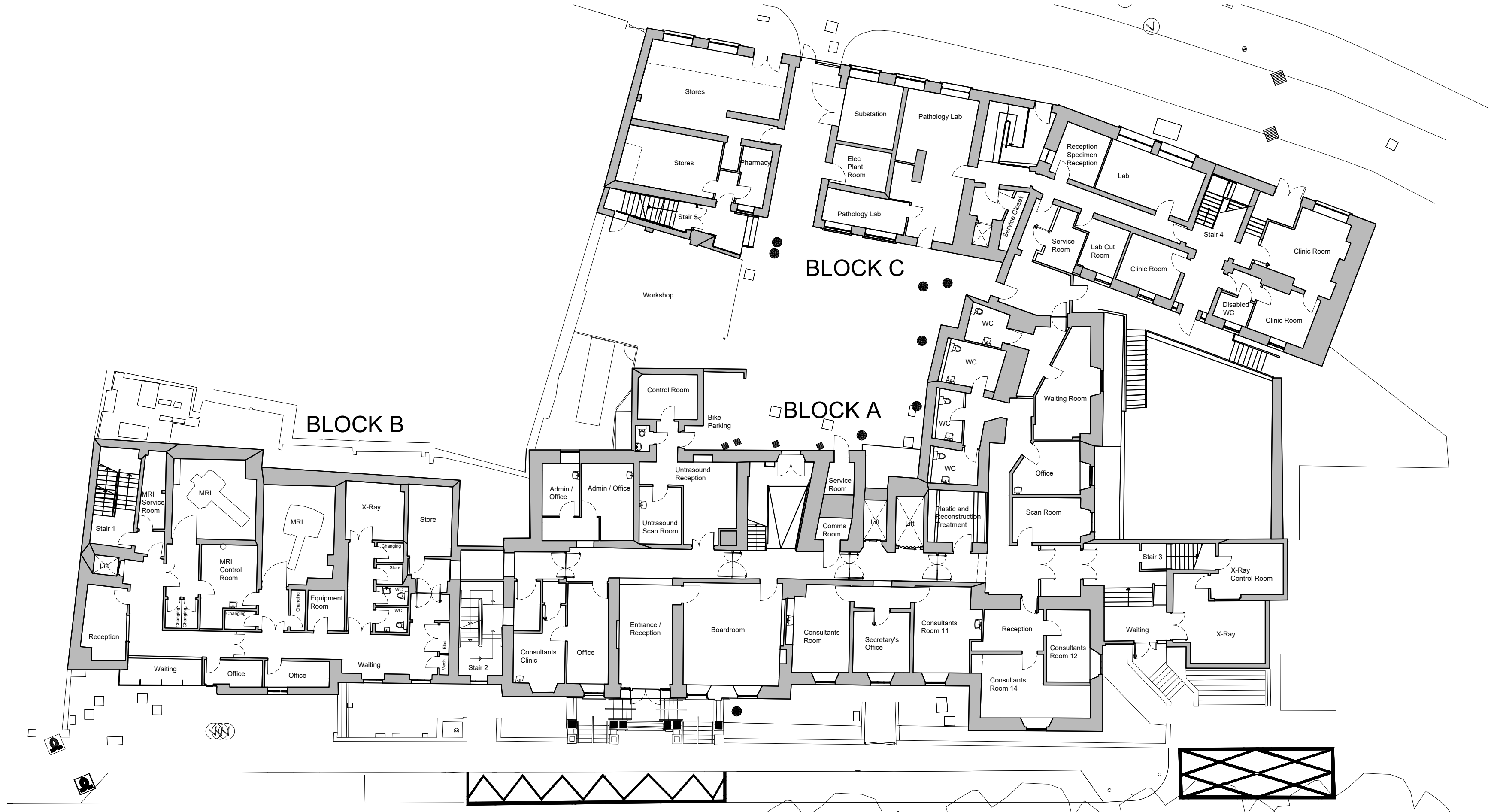
Site Layout Plan - Scale 1:500 @ A3

NOTES



02	22/04/25	LC	For Information
01	16/04/25	LC	For Information
REV	DTE	DRN	ISSUE





Upper Ground Floor Plan

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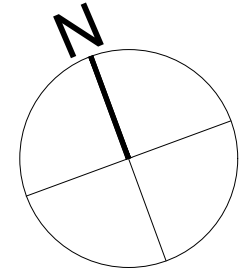
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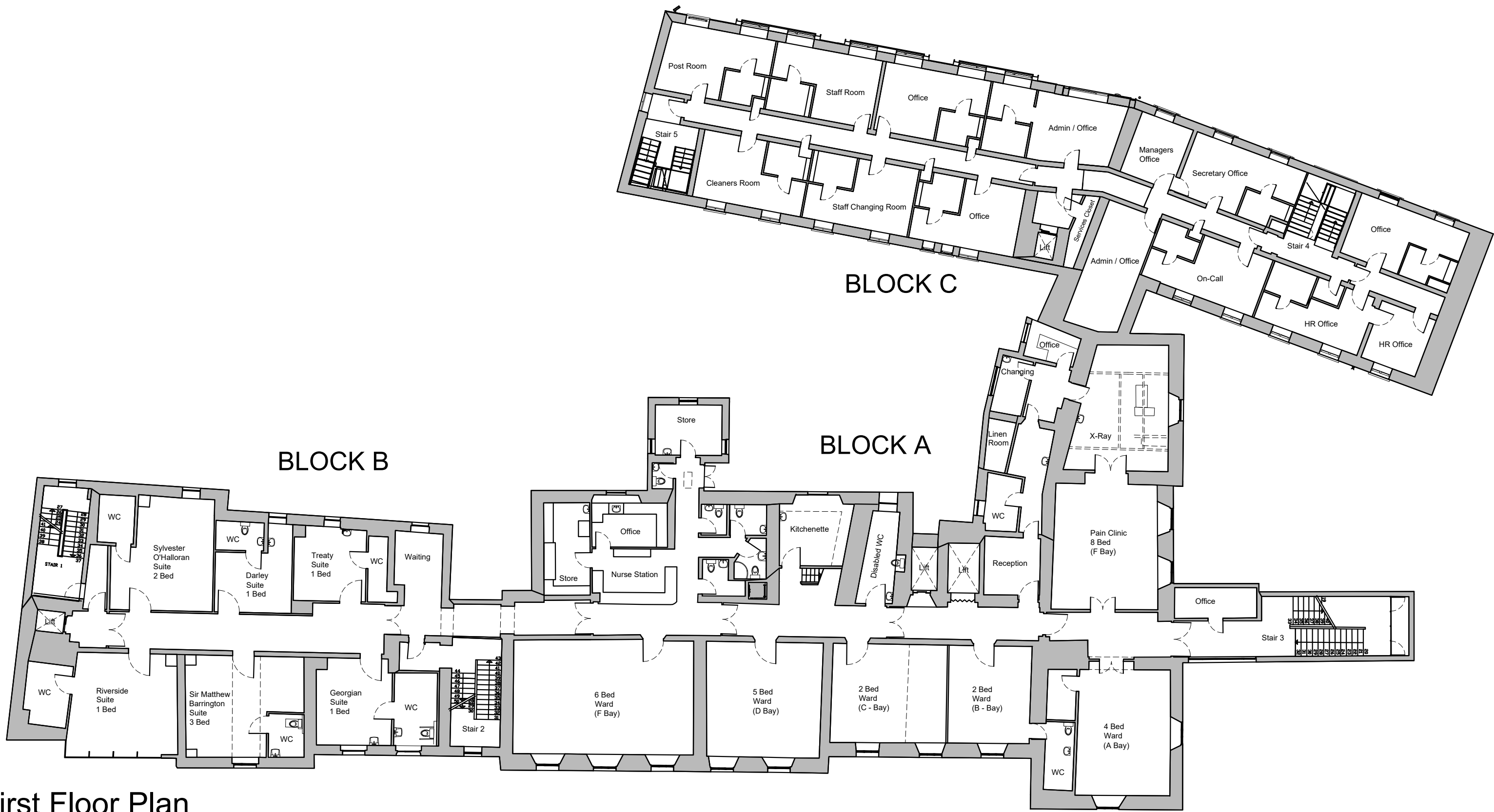


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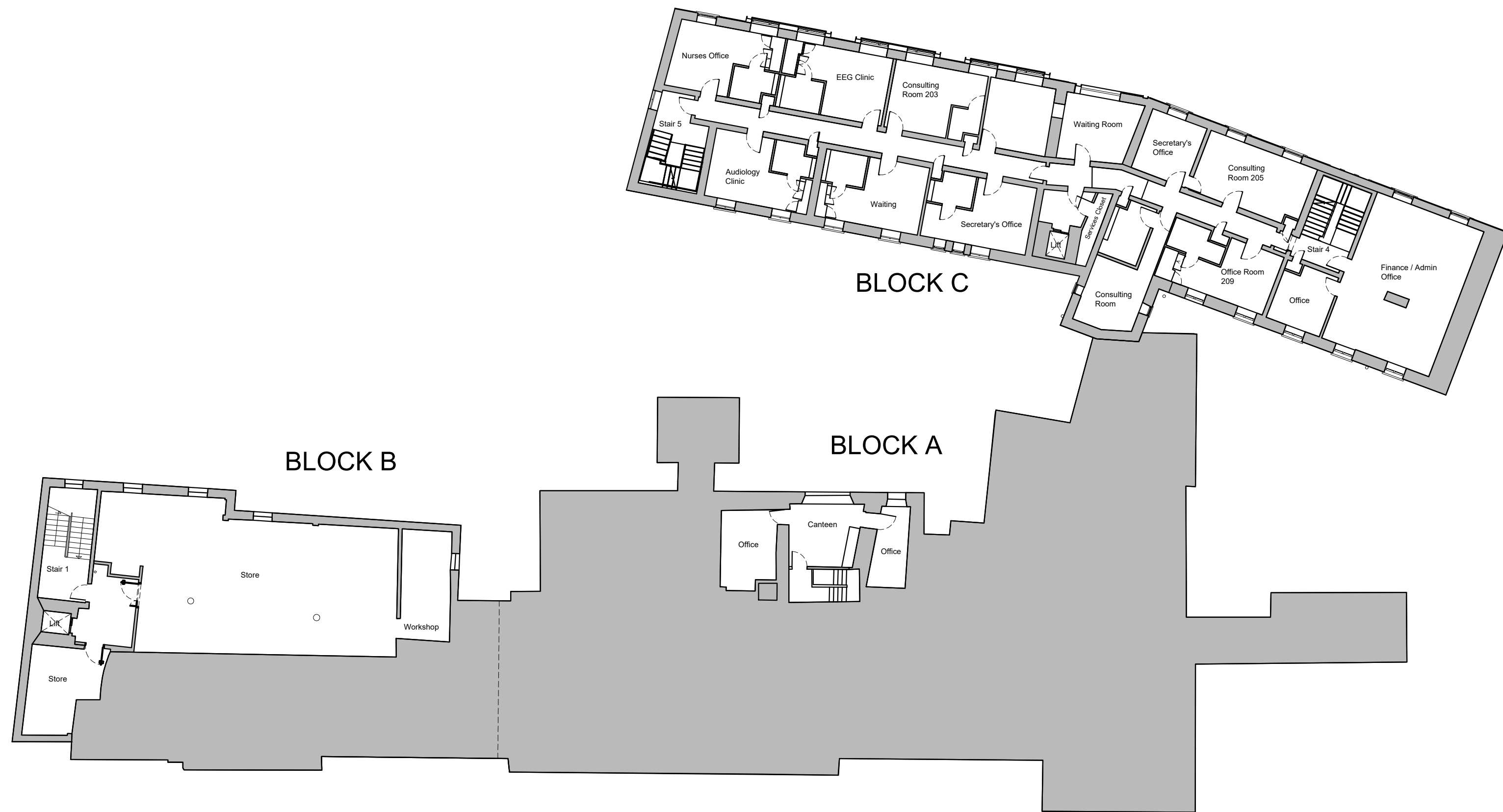
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First Floor Plan

ORIGINAL SHEET SIZE = A2

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ORIGINAL SHEET SIZE = A2



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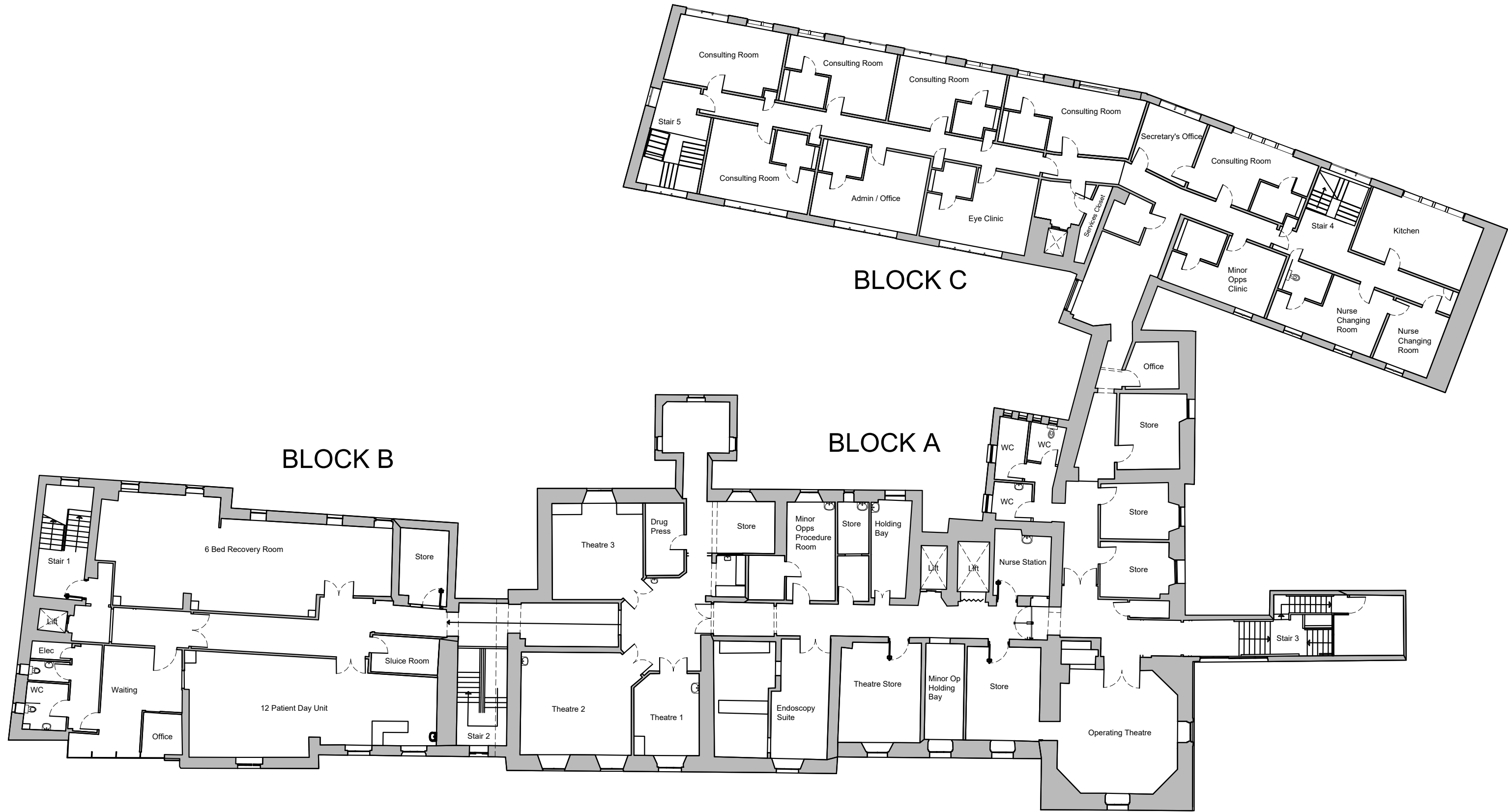
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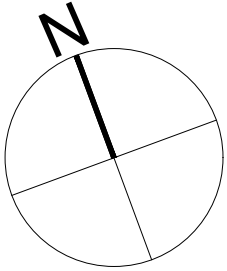
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Third Floor Plan



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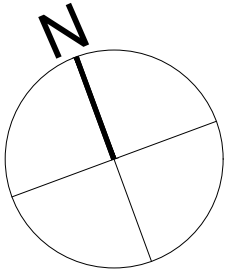
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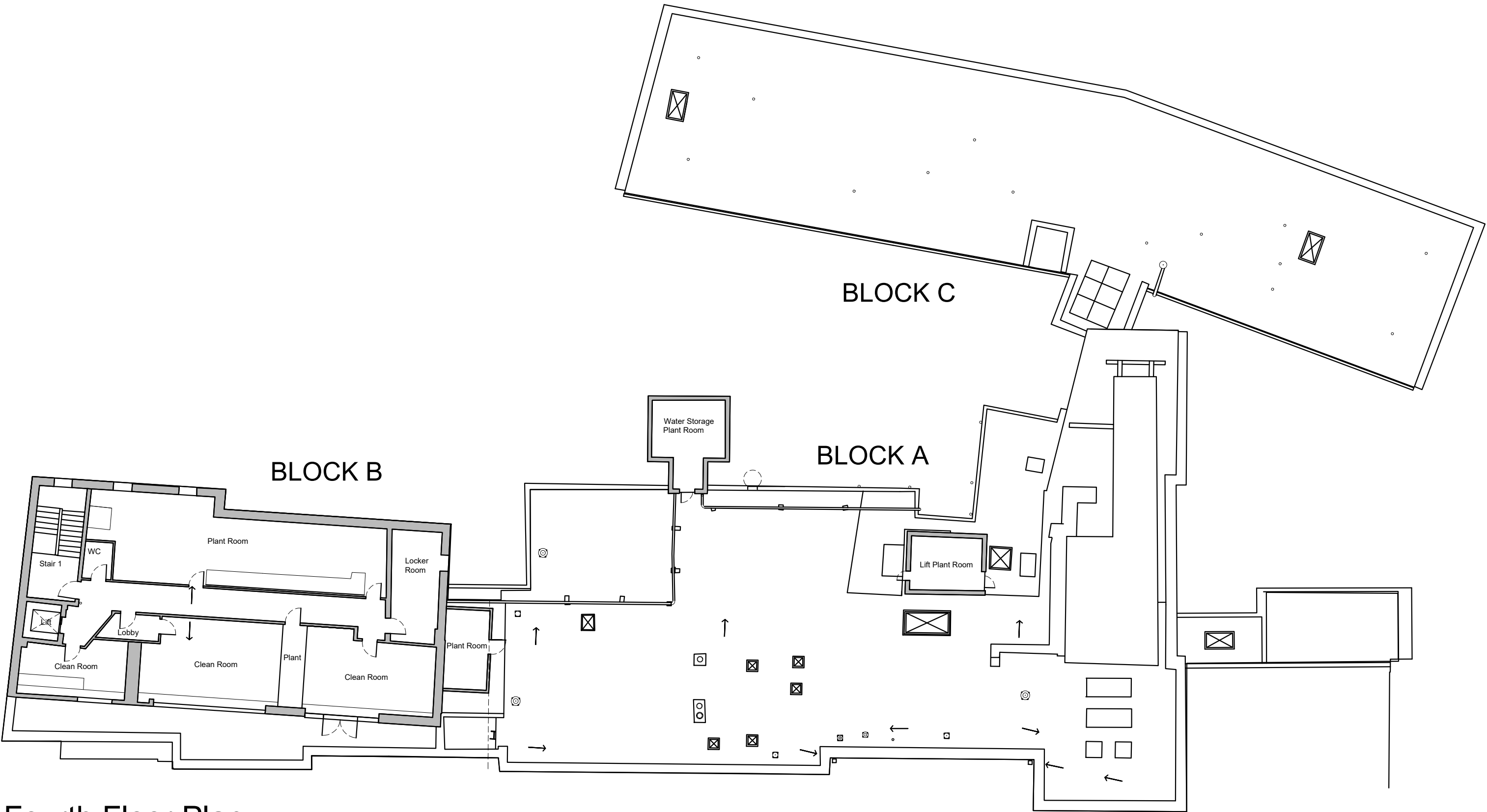
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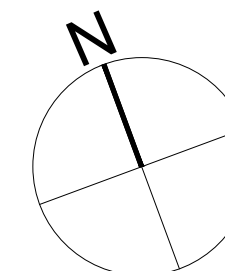
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Fourth Floor Plan

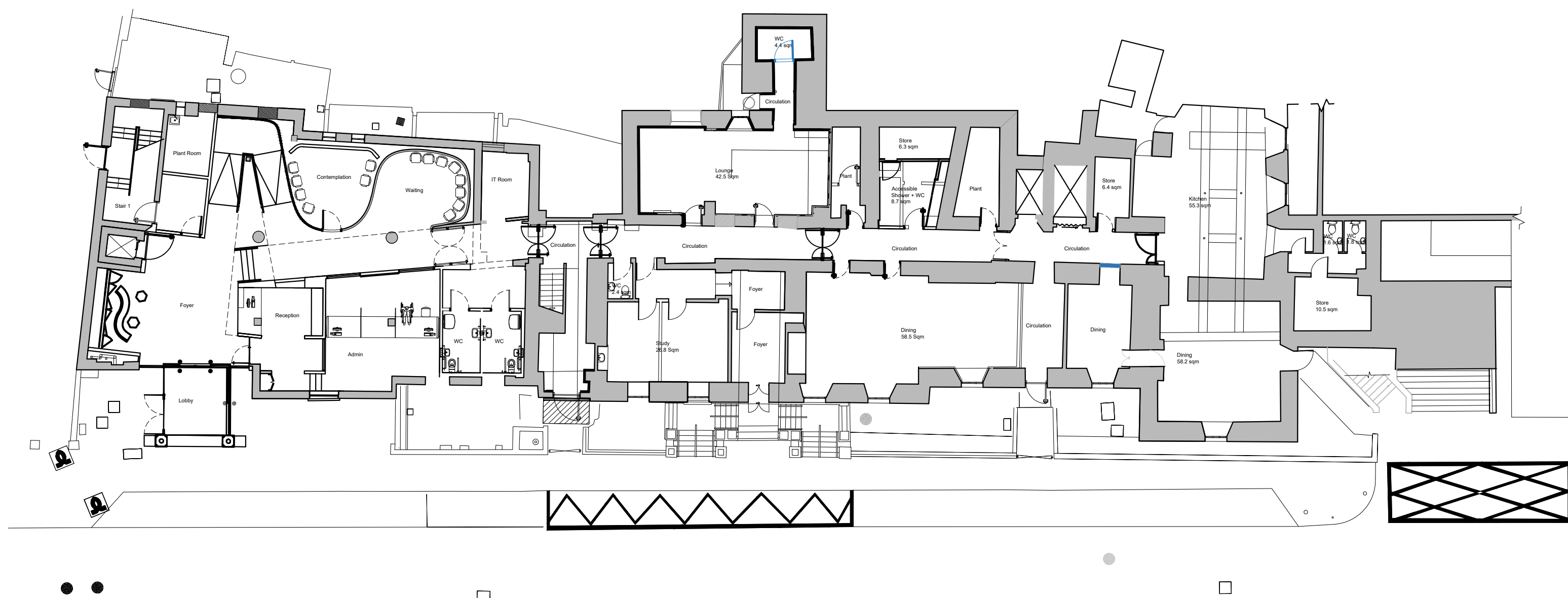
NOTES

 Proposed New Works

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Lower Ground Floor Plan

Schedule of Provision - Barrington Hospital Lower Ground Floor

Space	Provided
Accessible WC	1 no.
WCwith WHB	6 no.
Kitchen	55.3 sqm
Dining	116.7 sqm
Lounge/ Study	69.3 sam

ORIGINAL SHEET SIZE = A2

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Space	Provided
Total Bedspaces	38 no.
of those Accessible with associated wc/shower	1 rooms (3 beds)
WCwith W-HB	8 no.
Showers	5 no.
Kitchen	13.6 sqm
Dining	24.3 sqm
Lounge	97.3 sqm
Meeting Room	37.9 sqm
Laundry	42.7 sqm

ORIGINAL SHEET SIZE = A2



First Floor Plan

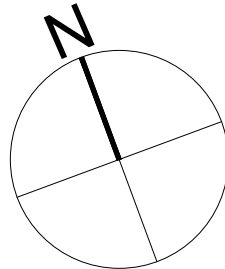
Schedule of Provision - Barrington Hospital First Floor

Space	Provided
Bedspace with associated bathroom	16 rooms (51 beds)
Bedspace without associated WC	40 no.
of those Accessible with associated wc/shower	1 room (2 beds)
Total Bedspaces	91 no.
WC with WHB	6 no.
Showers	4 no.
Kitchen	22 sqm
Dining	12.5 sqm
Lounge	44.1 sqm

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Proposed New Works



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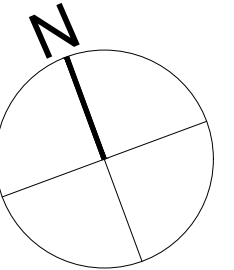
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NOTES

1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.



Schedule of Provision - Barrington Hospital Second Floor

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Third Floor Plan

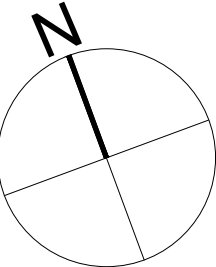
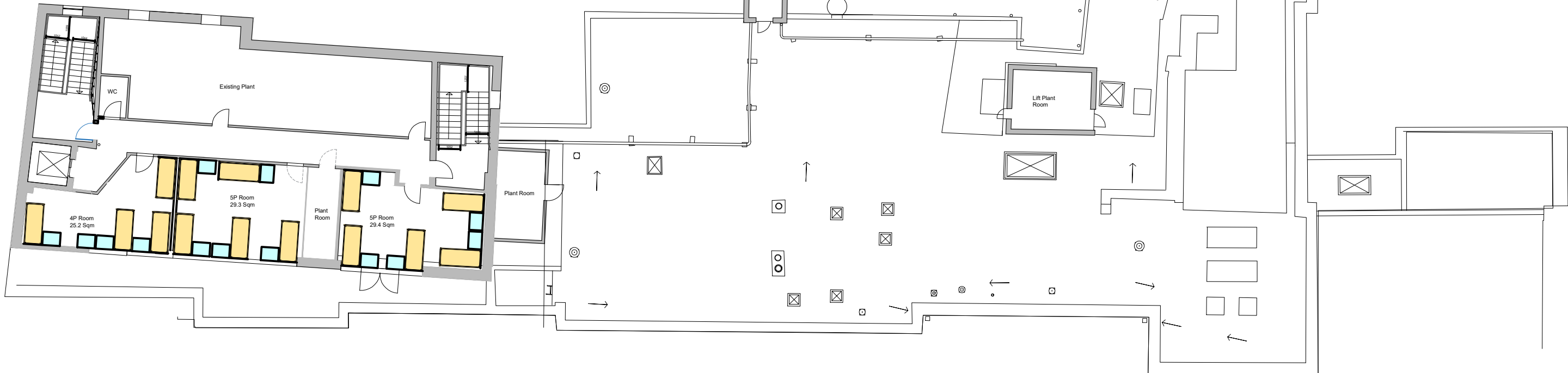
Schedule of Provision - Barrington Hospital Third Floor

Space	Provided
Bedspace with associated bathroom	9 (27 beds)
Bedspace without associated WC	61 beds
of those Accessible with associated wc/shower	3 (6 bed)
Total Bedspaces	88 no.
WCwith WHB	6 no.
Showers	2 rooms/ 4 showers
Kitchen	33.6 sqm
Dining	20.4 sqm
Lounge	49.7 sqm

ORIGINAL SHEET SIZE = A2

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Fourth Floor Plan

Space	Provided
Total Bedspaces	14 no.
WCwith WHB	1 no.

ORIGINAL SHEET SIZE = A2

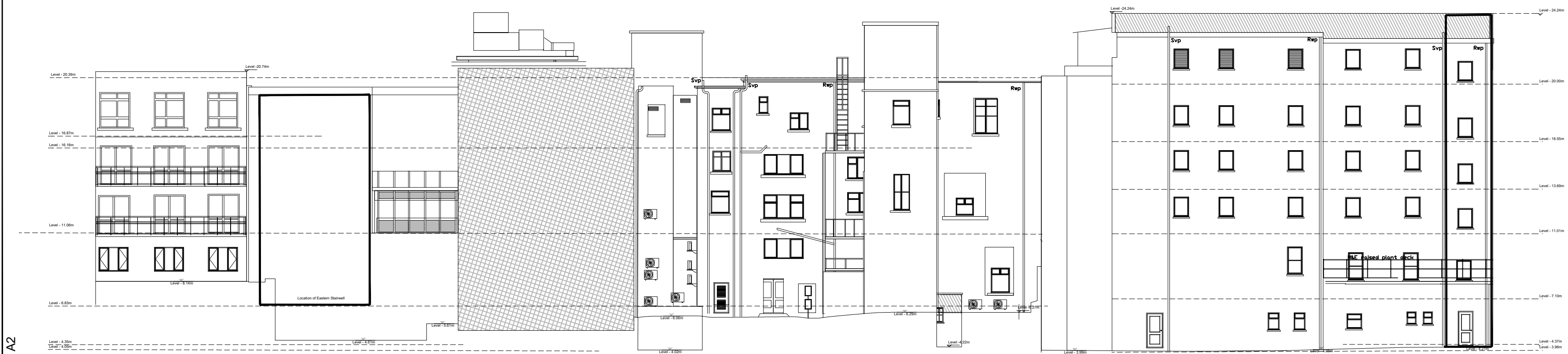
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Georges Quay (Front) Elevation
Scale 1:200

1



Main Building Rear Elevation
Scale 1:200

2

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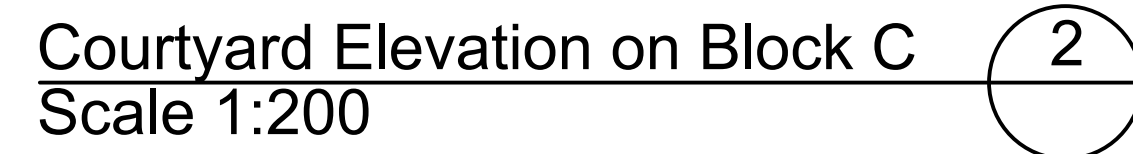
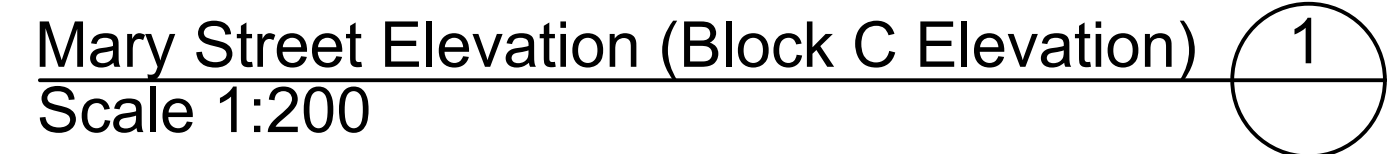
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DRAWING Mary Street Elevation and Courtyard Elevation of Block C		
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NOTES



1



2



3



4

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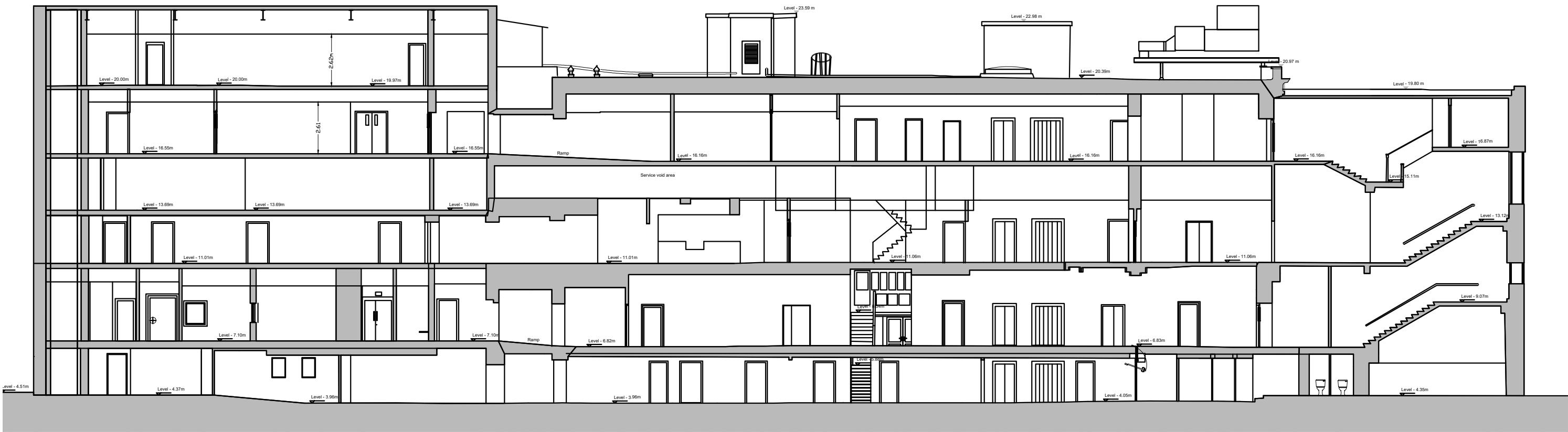
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East Elevation and West Elevations

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Block B

Block A



Section A-A
Scale 1:200

1

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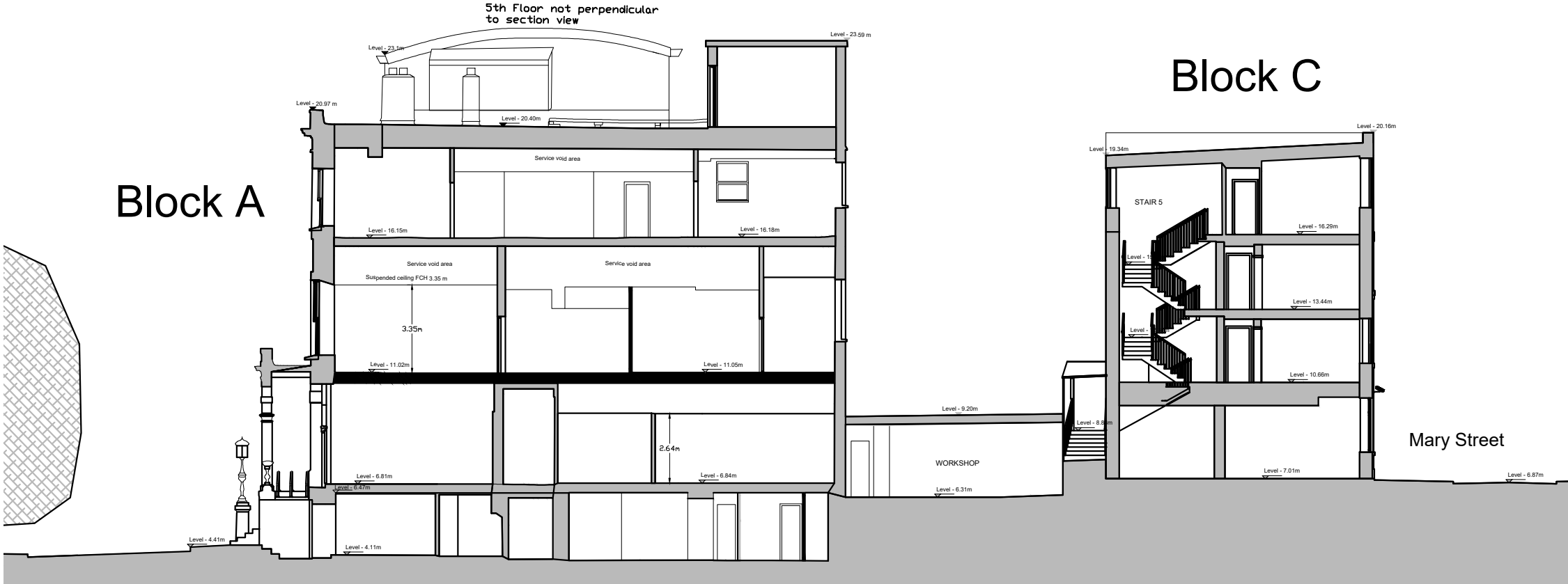
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Existing Section A-A and E-E

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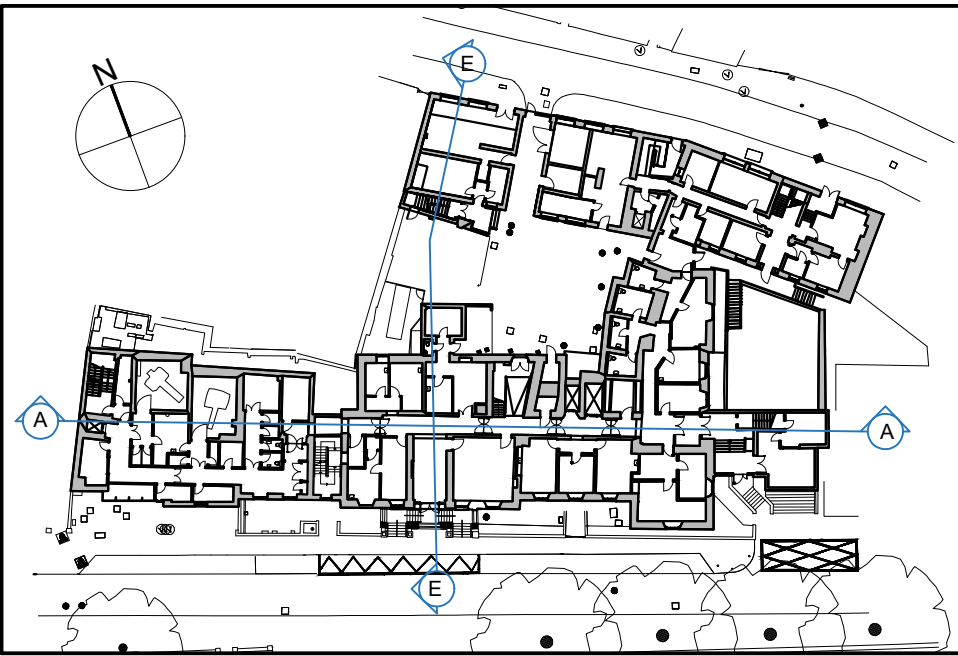
Block A

Block C



Section E-E
Scale 1:200

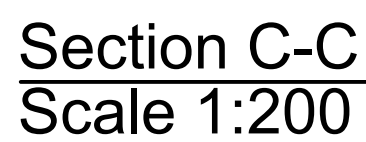
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Key Plan
Scale 1:750@A2

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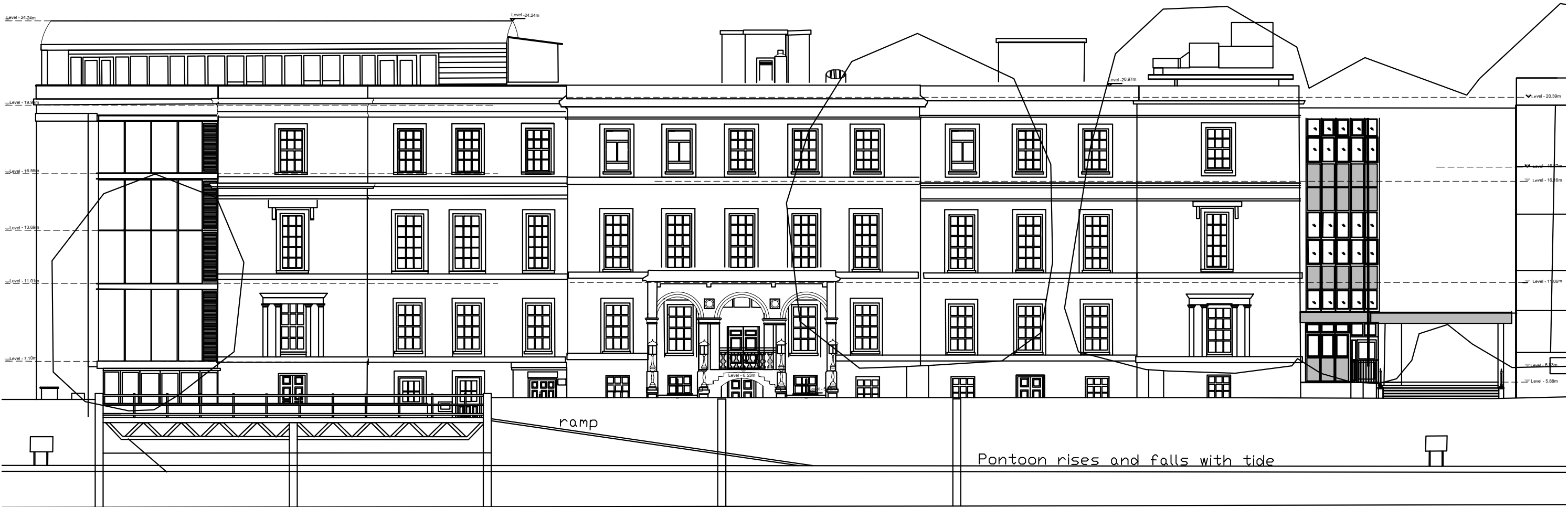
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Existing Section C-C and M-M

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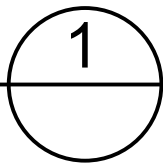
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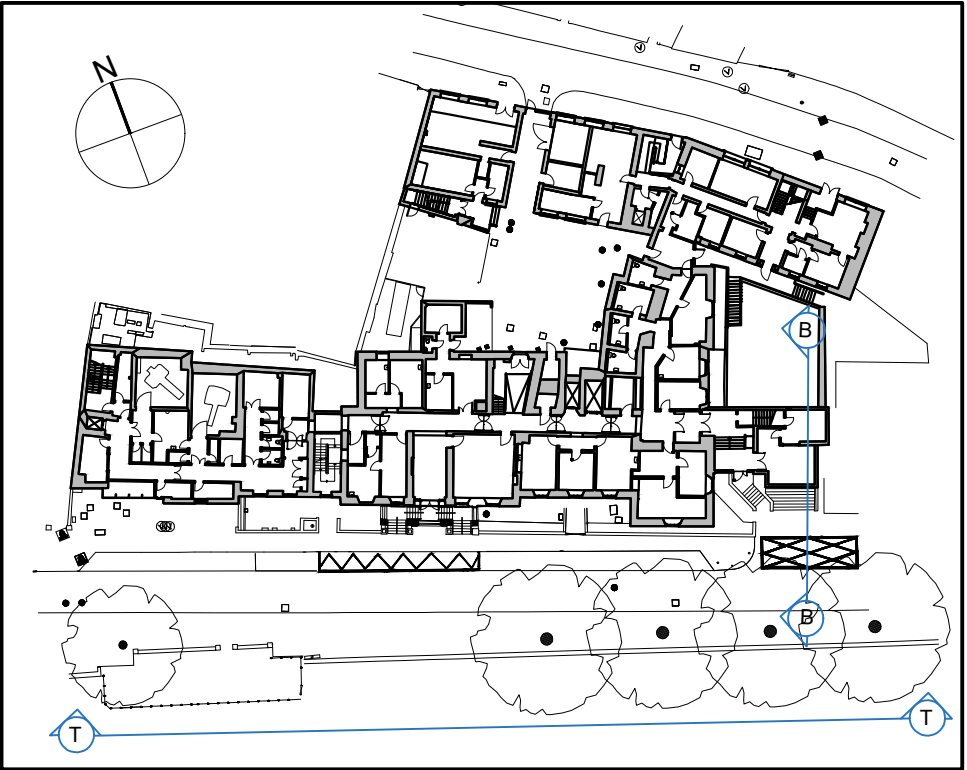
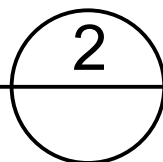


Level at centre of Abbey river

Section T-T
Scale 1:200



Section B-B
Scale 1:200



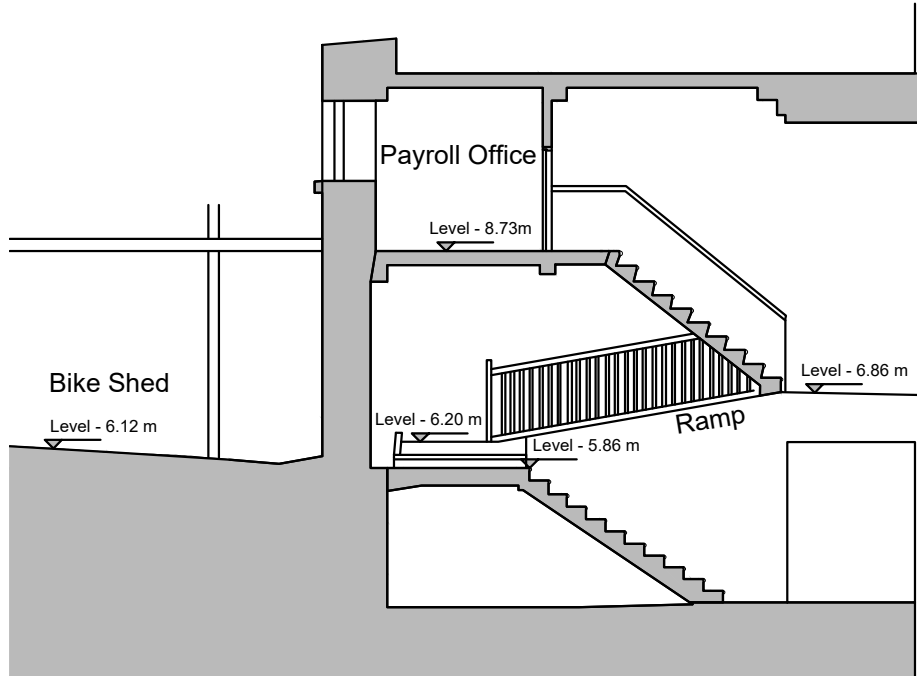
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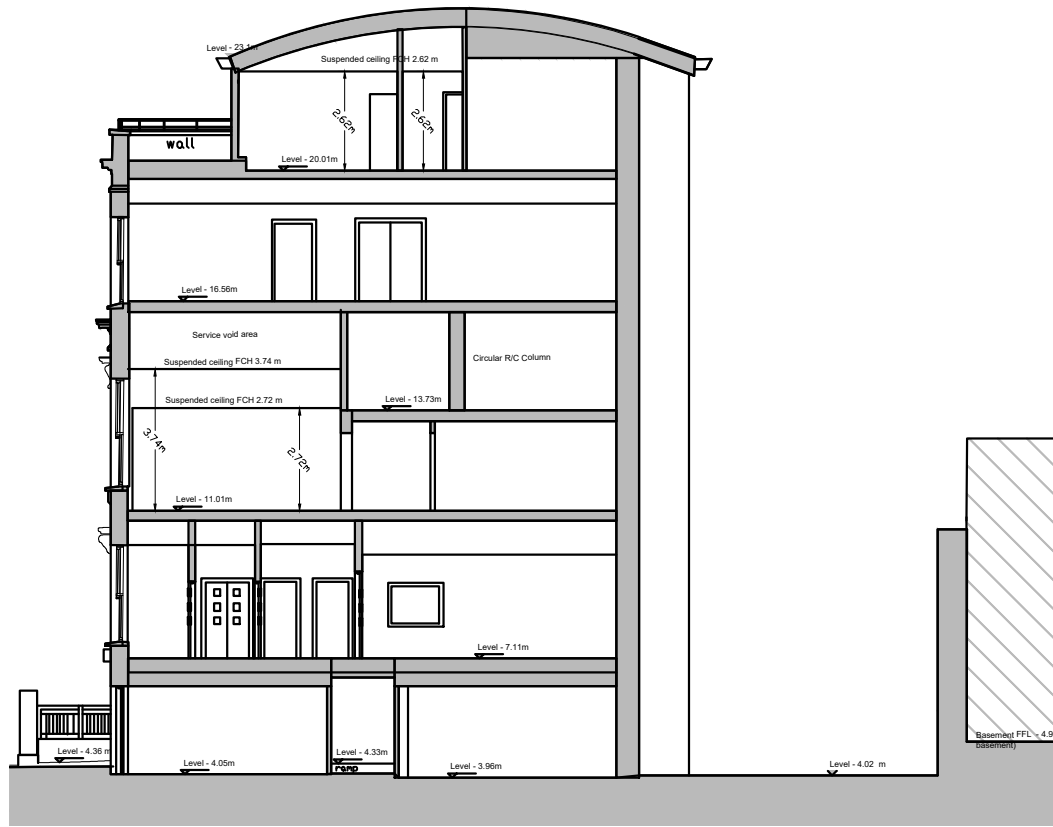
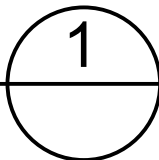
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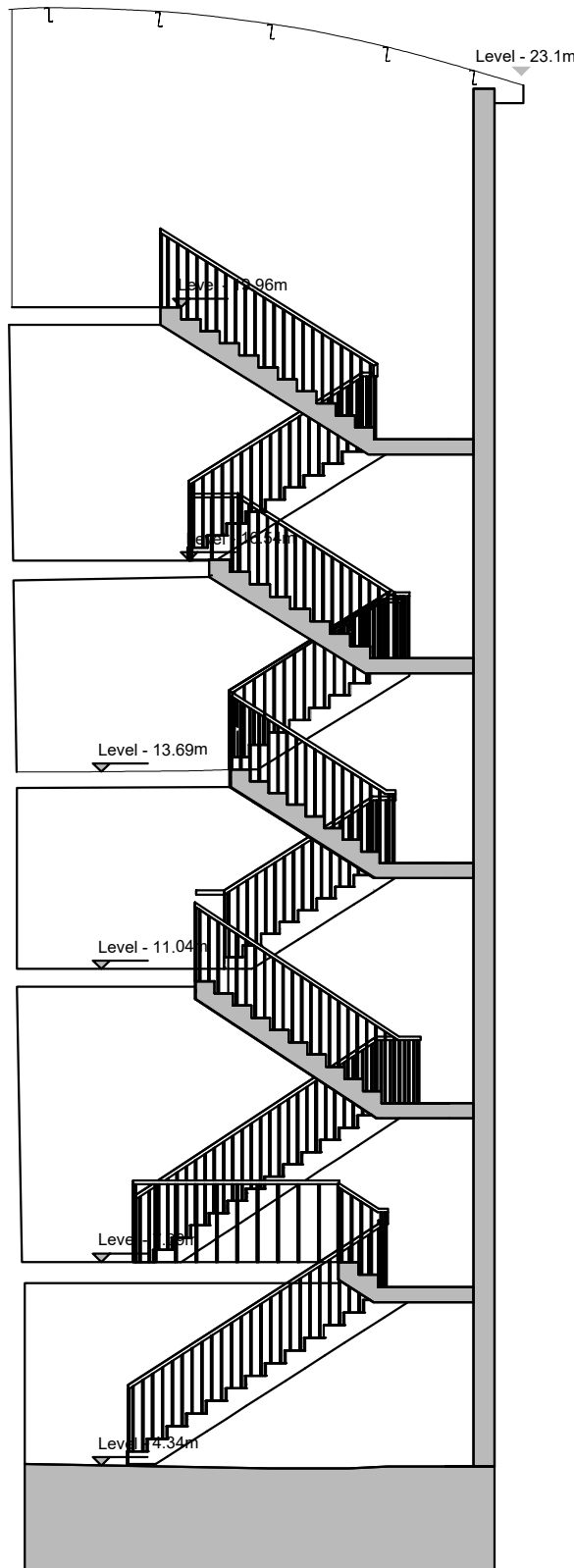
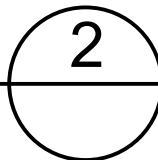
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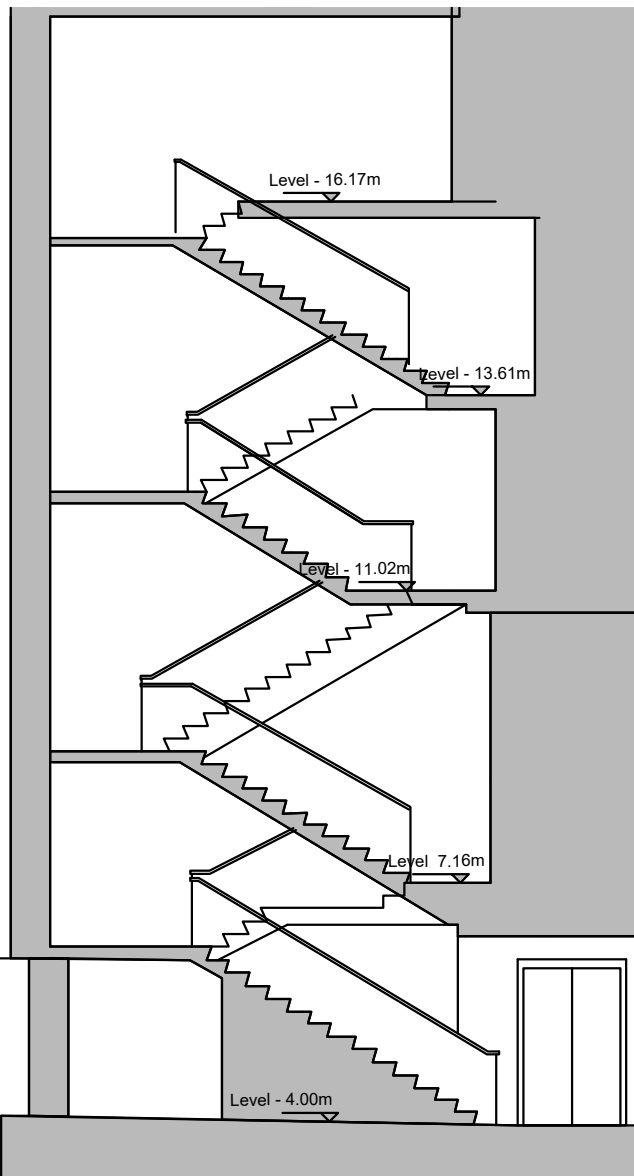
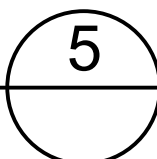
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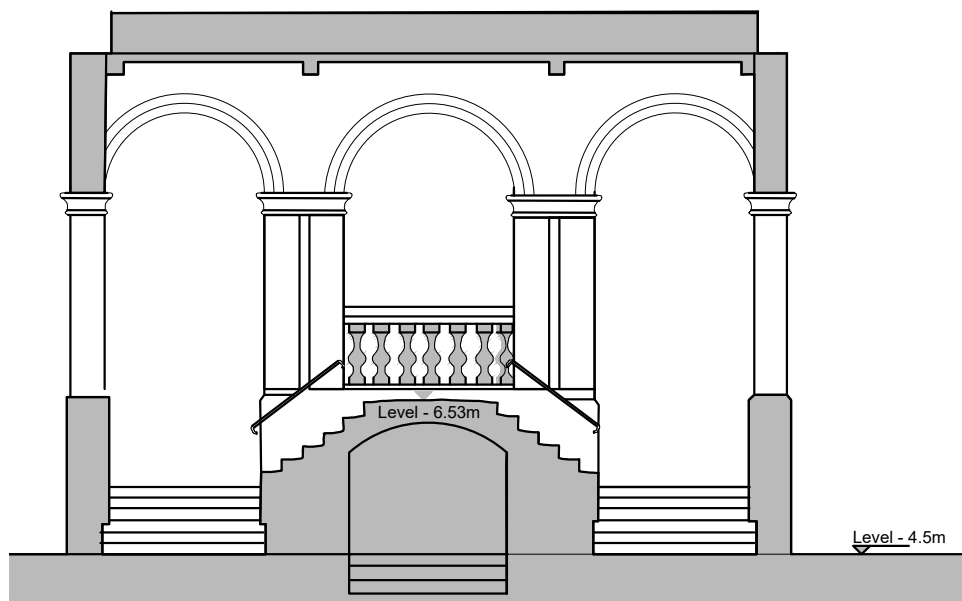
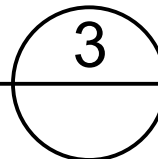
Section G-G
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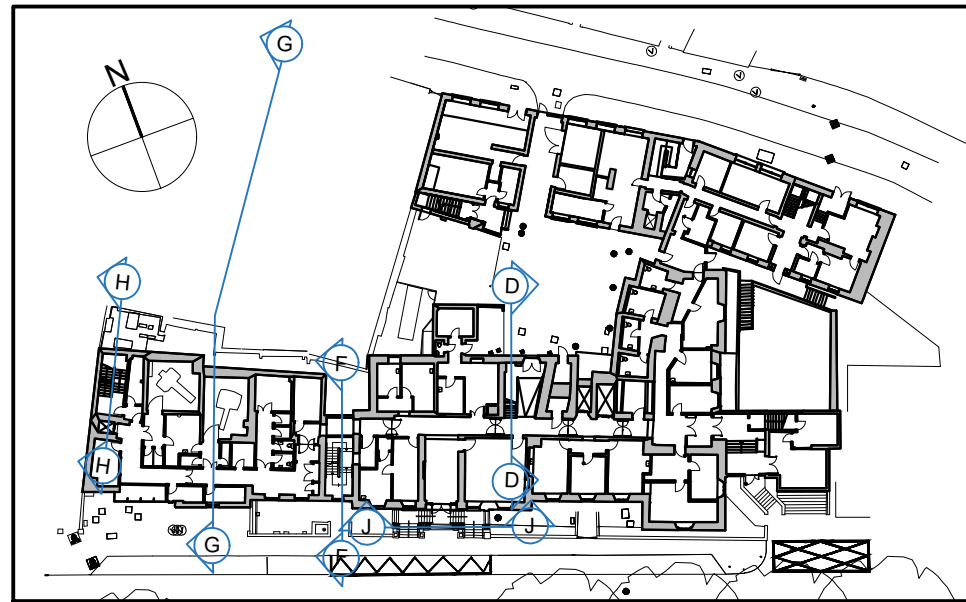
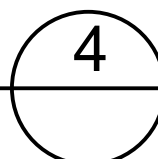
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Section F-F
Scale 1:100



Section J-J
Scale 1:100



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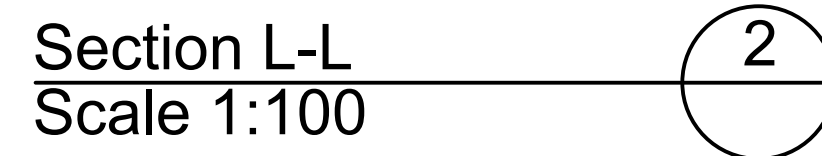
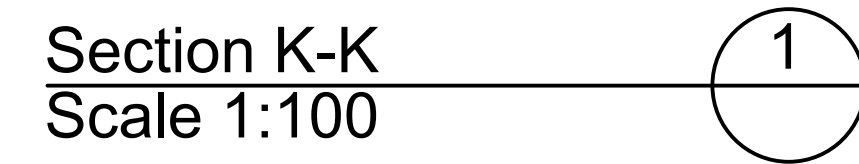
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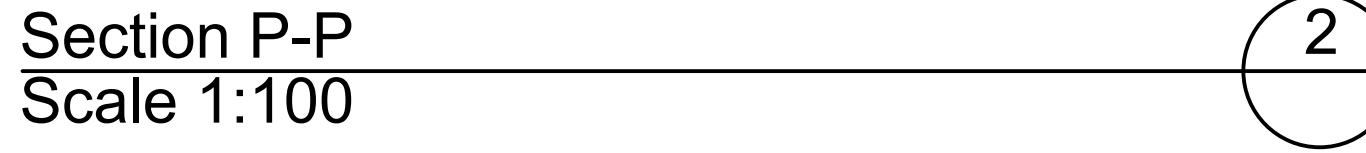
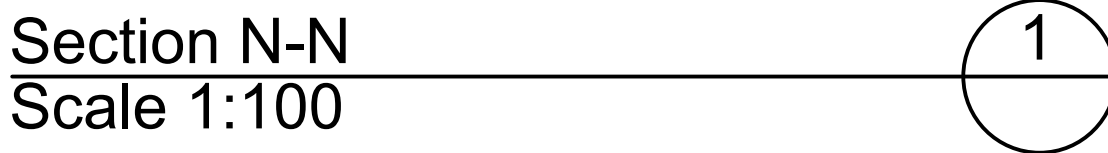
reddy **architecture+urbanism**

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T: +353 (0) 14967000
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JOB
S24-337W Barrington Hospital

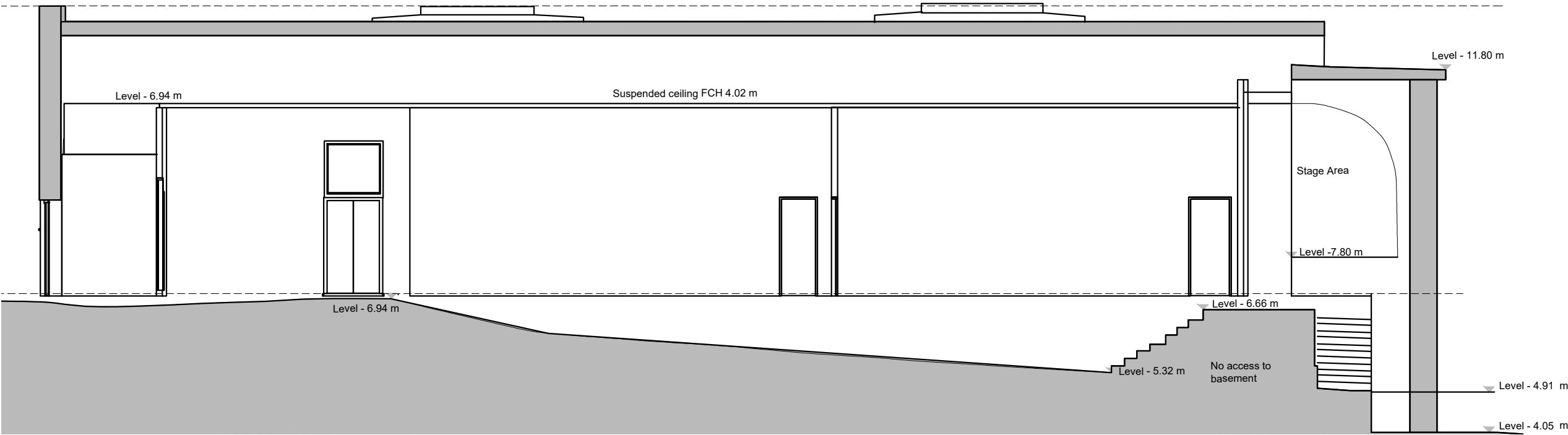
DRAWING
Existing Section N-N and P-P



ORIGINAL SHEET SIZE = A2

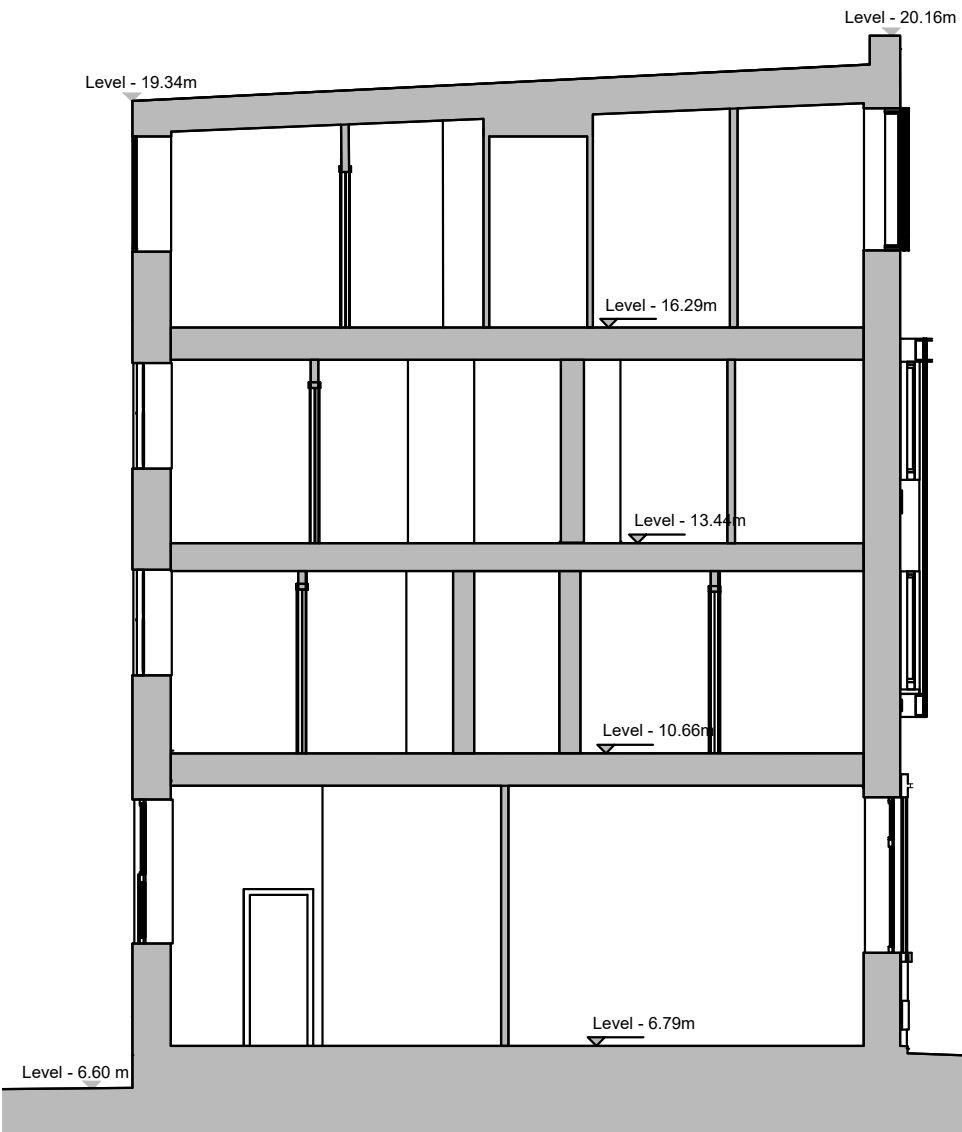
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.
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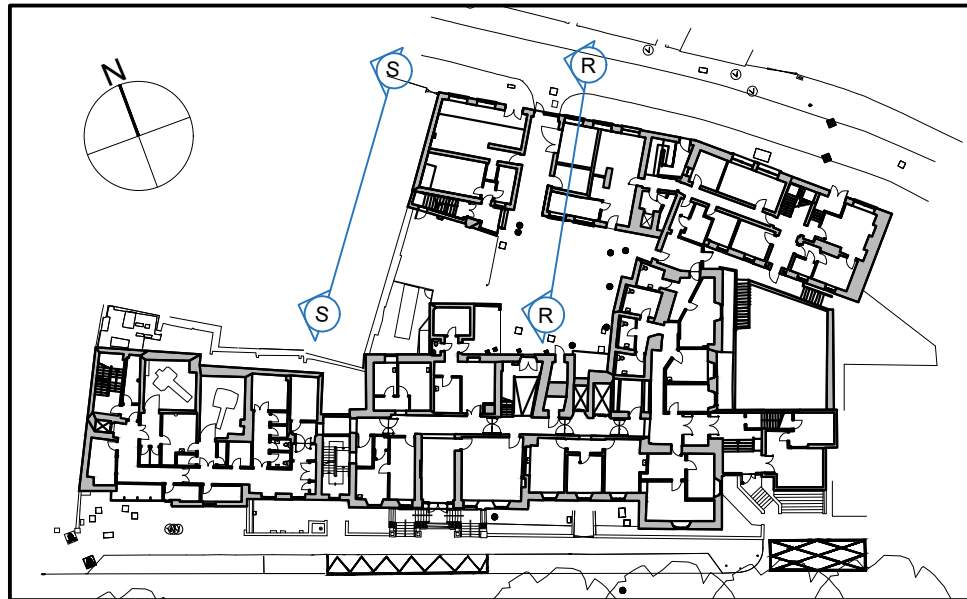
Section S-S
Scale 1:100

2



Section R-R
Scale 1:100

1



Key Plan Scale 1:750@A2

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JOB		S24-337W Barrington Hospital	
CLIENT		NKF Limited	
DRAWING		Existing Section R-R and S-S	
DATE	17/04/2025	SCALE	1:100 @ A2
DRN.	LC	CHECKED	HK
JOB NO.	DWG NO.	REVISION	
S24-337W-3107		01	



Planning Department
Limerick City and County Council
Planning Department
Dooradoyle
Co. Limerick

Dear Sir/Madam,

12th May 2025

RE: REFERENCE UNDER SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) CONCERNING BON SECOURS HOSPITAL LIMERICK (BARRINGTON'S HOSPITAL), GEORGES QUAY, LIMERICK, V94 HE2T AND BARRINGTON'S LODGE, MARY STREET, LIMERICK, V94 WC6R

1.0 INTRODUCTION

1.1 Purpose of this Reference

On behalf of NKF Limited (the Applicant)¹, Tom Phillips + Associates² hereby seek a *Declaration* under *Section 5 of the Planning and Development Act 2000 – 2021 ('the Act')* in respect of the following from Limerick City and County Council (LCCC):

"Whether the change of use of the property from hospital / medical use to temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023 is or is not exempted development?"

This *Declaration* is requested in writing, accompanied by the necessary supporting information and the applicable fee of €80, as outlined in Schedule 10 of the *Planning and Development Regulations, 2001 (as amended)*.

2.0 PARTICULARS SUBMITTED

The following documents are enclosed with this request for a Section 5 Declaration:

- Copy of Planning Cover Letter, prepared by TPA, dated 12th May 2025.
- Completed Section 5 Application Form dated 12th May 2025
- Copy of Site Location Map, Site Layout Plan and Floor Plans and Elevations prepared by Reddy Architecture and Urbanism
- Copy of Section 5 Report prepared by Reddy Architecture and Urbanism
- Letter of Consent from Bon Secours Health System to NKF Limited to allow the making of this Declaration
- Payment of €80 made to LCCC (Receipt No. 2079363), representing the appropriate Statutory Fee.

¹ Second Floor, 18-20 North Quay, Douglas, IM1 4LE, Isle of Man

² 80 Harcourt Street, Dublin 2



3.0 RATIONALE FOR THIS REQUEST

This *Declaration Request* relates to the proposed use of existing buildings at Bon Secours Hospital Limerick and Barrington's Lodge (for ease, will refer to "Barrington's Hospital" throughout the document as the site) to operate as temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023. The use will provide bedspaces and associated residential facilities for residents, with sufficient resources on site (including management, security, housekeeping and social care staff) on a 24/7 basis. This includes a range of facilities to cater for the mental and physical needs of the residents, including families.

The proposed use would have no impact on the existing structure's form and function, nor will such use lead to any alteration of the external appearance of the building.

It is noted that no external construction is proposed as part of this proposal, rather the repurposing of an existing building is proposed. The floor plans submitted with this Request indicate that all works are limited to internal renovations and refits.

Upon review of the Planning and Development (Exempted Development) (No. 4) Regulations 2023 (S.I. No. 376/2023), which extends the temporary accommodation exemption to December 31, 2028, it is submitted that these Regulations allow the change of use of certain structures to provide necessary facilities for international protection applicants. These Regulations permit under Class 20F the temporary use:

"to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction."

These 'structures' as outlined within the subject *Report* include medical and related facilities at upper / lower ground floor to fourth floor. Bon Secours is in the process of relocating to a new facility in Limerick which will leave the property empty.

In summary, it is our opinion that this *Section 5 Request* confirms the proposed development qualifies as exempted development. We respectfully request LCCC to issue a *Declaration* to this effect.



4.0 IPAS AND ROLE OF ACCOMMODATION CENTRES

The International Protection Accommodation Services (IPAS) is a unit within the Irish Department of Children, Equality, Disability, Integration and Youth (the Department). It is responsible for coordinating service provision for asylum seekers and refugees, overseeing the implementation of integration policies for all refugees and individuals granted leave to remain in Ireland, and responding to crisis situations that may lead to a significant influx of refugees. IPAS provides accommodation to people who are applying for international protection and currently provides accommodation in over 300 no. locations across Ireland.

When a person cannot return to their own country because they face persecution or have a well-founded fear for their safety, they are entitled to apply for international protection in another country. This process is known as seeking asylum. While people seeking international protection here are waiting for a decision on their application, the Government is legally obliged by EU and international law to provide them with basic supports.

Accommodation Centers provide accommodation for people who have sought international protection from their home country in Ireland. Living in a Centre is voluntary, and residents can leave at any time.

Following recent increases in applications for international protection, significant shortages have arisen in the extent of accommodation that is available for international protection applicants.

The Department is working to source accommodation and meet the urgent needs of shelter and support for people applying for international protection here.

State-owned sites around the country are being developed to provide emergency tented accommodation and the Department has also targeted the purchase of a number of turnkey properties for accommodation use. The conversion of existing buildings is also an important part of the emergency accommodation effort.

In response to the increased demand for new accommodation facilities, on 27th March 2024, the Department announced a new *Comprehensive Accommodation Strategy for International Protection Applicants (2024)*³. This aims to address accommodation shortage, and reform the IPAS system.

The new Strategy predicts a larger reception capacity is required than the originally proposed 3,500 people per year, planning for an annual average of c. 13,000 -16,000 no. arrivals between 2024 and 2028. This approach also projects that persons with status would move from their accommodation after a specified period, which is currently set at 1 year following receiving status.

The introduction to this Strategy notes:

“Ireland has long stood by the principle in international and European law that those who need to seek refuge must be afforded the right to do so – humanely, fairly, and according to the rules of the international system we strive to uphold.

This principle has been tested in recent years, by an unprecedented combination of contributory factors – some once-off, others due to fundamental shifts in migration patterns over the longer term. Together, between those fleeing the war in Ukraine and the

³ <https://www.gov.ie/en/publication/6cdaf-planning-for-new-centres/>



increasing numbers of people seeking International Protection (IP) in Ireland, the State has mobilised to provide accommodation to over 100,000 additional people in 24 months, or 2% of the State's population.

The present International Protection reception and accommodation system was designed to cope with approximately 3,000 – 4,000 arrivals per year. Even before the War in Ukraine, or the increase in IP applications, this system was not one designed to cope with the reality of migration in current times, a fact recognised by the development in 2021 of the White Paper to End Direct Provision.

After an additional and unexpected 25,000 people have sought protection in the last two years, along with 75,000 people from Ukraine who also were accommodated from the same commercial sources, the system is under severe strain. The State has had to necessarily adopt a reactive, crisis-led approach. As the assumptions underpinning the White Paper have shifted dramatically, there is now an urgent need to implement a revised approach”.

Further to this page no. 4 notes:

“It is the intention of this new Strategy to end the use of unsuitable accommodation options currently relied upon, such as the sole hotel remaining in a given town”.

In summary, it is submitted that the subject proposal aligns with the objectives of the *Comprehensive Accommodation Strategy for International Protection Applicants (2024)*, in converting currently underutilised medical accommodation, situated within a well-connected, urban area within Limerick City into an International Protection Accommodation Centre.

The proposed development aligns with the key objectives of the Strategy by enabling IPAS to address the unprecedented demand for accommodation centres. It also offers a more suitable alternative to hotel accommodation by repurposing a currently underutilised building. As detailed within this *Report*, the subject proposal is considered to constitute exempted development under Class 20F, Part 1, Schedule 2 of the *Planning and Development Regulations (2001) (as amended)*, accordingly.

5.0 BACKGROUND INFORMATION

5.1 Site Location and Context

Barrington's Hospital was constructed in 1829 along Georges Quay in Limerick City and is identified as a Protected Structure in the Limerick Development Plan 2022-2028. Barrington's Lodge on Mary Street is a later extension to the hospital developed in the 1920's. Given the location of the site within the heart of Limerick City the wider area is characterized by having very good access to local amenities such as shops, schools, sports fields, etc. The site is also highly accessible from public transport perspective and all services are located within walking distance.

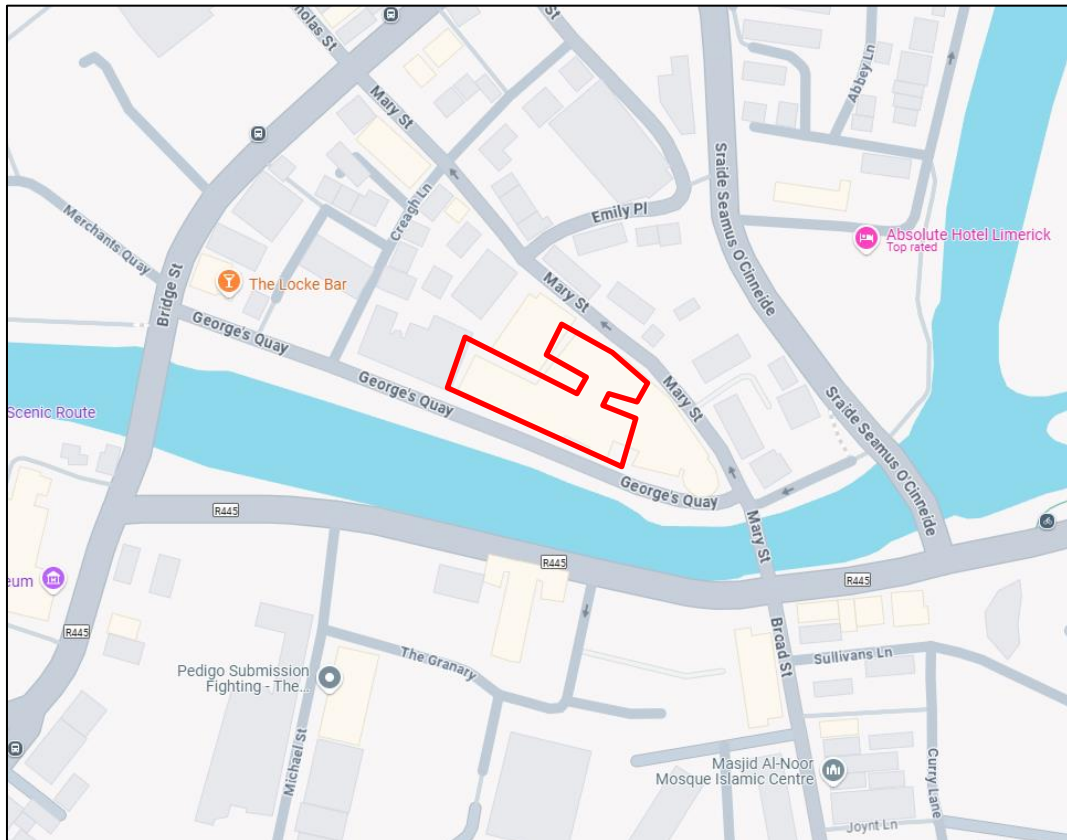


Figure 5.1: Site Location Map (Source: Google Maps, annotated by TPA).

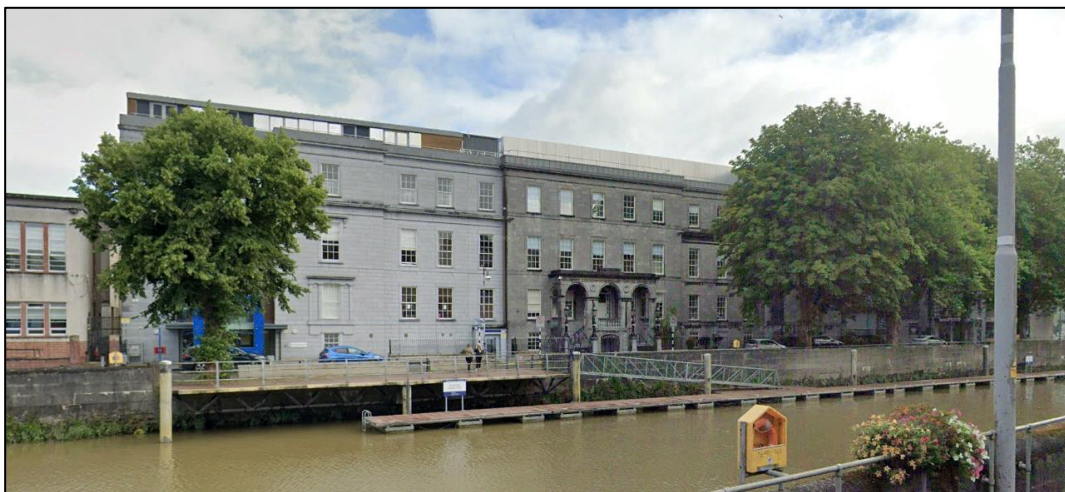


Figure 5.2: Street View of Barrington's Hospital (Source: Google Earth)



5.2 Planning History

There is limited recent planning history relating to the site, which related to minor amendments to the existing buildings as per below.

Barrington's Hospital - LCC Reg. Ref. 191230

Planning permission was granted on 18th March 2020 for the erection of a 3 sided entrance pillar sign.

Barrington's Hospital – LCC Reg. Ref. 17/1130

Planning permission was granted on 14th March 2018 for the construction of a new 12.5sqm entrance lobby, signage and canopy and some minor alterations to existing facades.

6.0 DESCRIPTION OF PROPOSAL

6.1 Details of the Proposal

The subject proposal seeks to confirm that the change of use of the property from hospital / medical related use to temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023 is or is not exempted development. As noted above, no alterations to the exterior of the building are to occur as result of the proposal. Some internal alterations / upgrades will be carried out to facilitate the proposed use. These upgrades will ensure the appropriate facilities are provided for both the residents and staff. It is noted that whilst Barrington's Hospital is a Protected Structure there are limited features of interest within the property that remain further, however, any alterations to the interior of the structure will be carefully considered to ensure there is no impact on the structure (refer to Reddy Architecture and Urbanism report enclosed).

The subject proposal, it is submitted, will provide appropriate accommodation and facilities tailored to the needs of individuals, couples, and families, with person centered care and support, safeguarding and protection, as well as catering to the accommodation needs of disabled individuals. Care is to be provided on-site by professional staff members who are present at all times, seven days and nights a week, to ensure the safety, stability, and emotional well-being of the residents.

Residents will be encouraged to participate in recreational and cultural activities within the local area such as joining local sports clubs. Dedicated social care and integration support will be provided in order to aid people through their pathway of integration by providing person/ family centered supports, delivering a consistent, high standard of service to ensure residents feel safe, secure, valued, and ultimately respect and value their communities.

We refer to the application drawings prepared by Reddy Architecture and Urbanism which provides for the existing and proposed layouts of the building and illustrates internal alterations as required.

7.0 PLANNING ASSESSMENT

7.1 Legislative Context – Relevant Definitions

‘Development’ is defined under Section 3 (1) of the Act as follows:

*“**development’ means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.**”* [Our Emphasis].

The Act at Section 3 (2) goes on to detail material change of uses, such as:

“(a) where any structure or other land or any tree or other object on land becomes used for the exhibition of advertisements, or (b) where land becomes used for any of the following purposes-

- (i) the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsable, for the purpose of caravanning or camping or habitation or the sale of goods*
- (ii) the storage of caravans or tents, or*
- (iii) the deposit of vehicles whether or not usable for the purpose for which they were constructed or last used, old metal, mining or industrial waste, builder’s waste, rubbish or debris **the use of the land shall be taken as having materially changed**”* [Our Emphasis].

It is considered that a change of use from ‘hospital / medical’ to ‘use as accommodation for persons seeking international protection’, would constitute a material change of use of the structure and would therefore be considered development, albeit exempted.

7.2 Legislative Context – Exempted Development

Planning and Development (Exempted Development) (No. 4) Regulations 2023 (S.I. 376/2023) Circular Letter PL 09/2023 were issued on 4th August 2023 accompanying the Planning and Development (Exempted Development) (No.4) Regulations 2023 (S.I. No. 376/2023).

These Regulations are included in the collective citation Planning and Development Regulations 2001 to 2023. The above regulations extended the exemption provided by S.I. No. 605/2022, from 31 December 2024 to 31 December 2028. This was done in order to provide greater flexibility to the Department in agreeing leases and licenses with potential accommodation providers for International Protection applicants.

The new regulations extend the scope of the exemption provided by S.I. No. 605/2022 to now also include the provision of accommodation in the listed structures to persons displaced by the Russian invasion of Ukraine, in addition to the structures which are already exempted for this purpose under S.I. No. 306/2022 – the European Union (Planning and Development) (Displaced Persons from Ukraine Temporary Protection) Regulations 2022. Part 1 of Schedule 2 to the Planning and Development Regulation 2001 (S.I. No. 600 of 2001) (as amended by Regulation 2 of the Planning and Development (Exempted Development) (No. 4) Regulations 2022 (S.I. No. 605/2022)) was amended by the substitution for the matter set out at Class 20F the following:

CLASS 20F	Conditions and Limitations
Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non- residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation , event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.	<ol style="list-style-type: none"> 1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection 2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022 comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001. 3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028. 4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class. 5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development. 6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022. 7. 'international protection', for the purpose of this class, has the meaning given to it in section 2 (1) of the International Protection Act 2015 (No. 66 of 2015). 8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001."

Table 3: Part 1 of Schedule 2 (Class F) of the Planning and Development Regulations (2001) (as amended) (Source: <https://www.irishstatutebook.ie/>).

It is submitted that the proposed development adheres to all conditions/limitations of exempted development under Class 20F, Part 1, Schedule 2 of the Planning & Development Regulations (2001) (as amended).



7.3 Environmental Impact Assessment and Appropriate Assessment

Environmental Impact Assessment – Preliminary Examination

The proposed development is not of a class specified in Part 2 of Schedule 5 to the Planning and Development Regulations 2001 (as amended). Accordingly, a determination is not required in relation to the requirement for Environmental Impact Assessment as per section 7A of the Planning and Development Act of 2000 (as amended).

Appropriate Assessment – Preliminary Examination

This case involves an existing developed site which is located within a serviced urban area. Having regard to the limited scale of the works proposed and the limited potential for any associated emissions it is considered that no Appropriate Assessment issues arise. The development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

In conclusion, it is the considered view of Tom Phillips + Associates that the subject proposal concerned with the upgrading and change of use of an existing property in order to facilitate the housing of persons arriving in Ireland and seeking international protection, is considered to constitute exempted development under Class 20F, Part 1, Schedule 2 of the Planning and Development Regulations (2001) (as amended).

8.0 CONCLUSION

Tom Phillips + Associates seek a *Declaration* under Section 5 of the *Planning and Development Act 2000 – 2021* ('the Act') on development in respect of the following:

"Whether the change of use of the property from hospital / medical use to temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023 is or is not exempted development?"

It is our considered professional opinion that the subject proposal constitutes exempted development, and we would ask Limerick City and County Council to issue a *Declaration* to this effect.

Yours sincerely,

Stephen Barrett
Director

Tom Phillips + Associates

Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no.

EC-111-25

Name and Address of Applicant:

NKF Limited
Second Floor,
18-20 North Quay,
Douglas,
IM1 4LE
Isle of Man

Agent:

Stephen Barrett,
Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2

Location:

Bon Secours Health System,
Bon Secours Hospital,
Limerick
(Barrington's Hospital)
George's Quay,
Limerick
V94 HE2T;
Barrington's Lodge,
Mary Street,
Limerick
V94 WC6R

Description of Site and Surroundings:

The site in question is the Bon Secours Hospital (known locally as Barrington's Hospital and now the Bon Secours) located on George's Quay, Limerick. This building is a protected structure RPS 3016.

Zoning:

The application site is zoned 'City Centre'.

Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development:

- Whether the change of use of the property from hospital / medical use to temporary accommodation for displaced persons seeking international protection under S.1. No. 376/2023 is or is not exempted development.

This Section 5 declaration includes the following:

- Site location map
- Site layout plan
- Existing floor plan
- Sections and Elevations
- Letter of consent
- Report from Reddy Architecture and Urbanism
- Letter/Report from Tom Philip's and Associates

Planning History:

Pl. Ref 19/1230: Conditional Permission granted to Bon Secours Health System CLG for the erection of a three (3) sided entrance pillar sign 2250mm(h)x800mm(w)x800mm(w)x800mm(w). Bon Secours Hospital Limerick at Barrington's is a Protected Structure

Pl. Ref 17/1130: Conditional Permission granted to Bon Secours Health System CLG for the construction of a new 12.5msq entrance lobby, Bon Secours Hospital signage and canopy. The works include minor alterations to existing facades; southern façade, one doorway changed to timber sash window to match existing, and two doorways blocked up to match existing finishes. Western façade, two new doors butting onto Limerick Institute of Technology George's Street Campus. Northern façade; one door blocked up, a window enlarged for a new doorway and a window widened. The works are within the curtilage of a protected structure

Pl. Ref 06770344: Conditional Permission granted to Barrington's Hospital & Medical Centre for the alteration to the protected structure Barrington's Hospital. Limerick City Council Ref: = RPS016. The alterations proposed are the construction of a new lift shaft to Barrington House, new services tower to the rear of Barrington's Hospital and the opening up of an access route between Barrington's Hospital and Barrington House.

Pl. Ref 05770284: Conditional Permission granted to John Clogan for change of use from offices, public house and restaurant (reference: planning no. P.00/293, dated 16/01/2002) to medical centre facility, complete with new revised entrance, reception area and canteen facility

Pl. Ref 00770293: Conditional Permission granted to John Clogan for Multi use building incorporating offices, public houses and restaurant

Enforcement History

None

An Bord Pleanála Case files

RL2851

Whether the use of a domestic dwelling (Protected Structure) as a residential building for support living is or is not development and is or is not exempted development.

Decision: The proposed is development and not exempted development

"The said works, having regard to Section 57(1) of the Planning and Development Act, 2000, include the subdivision of original rooms and the insertion of sanitary facilities and associated plumbing which would materially affect the character of elements of the protected structure which contribute to its character and special interest and, therefore, do not come within the scope of Section 4 (1)(h) of the said Act."

RL3598

Whether physical works to interior of No 41 Belvedere Place as illustrated on Maughan & Associates drawing 762(S5)-06 to 09 are development or are exempted development.

Development and not exempted development.

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

'structure' as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines 'development' as 'the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land'.

The proposal includes internal alterations to facilitate the change of use that would fall under the definitions of 'works' as per S2 of the Act. The proposal to change the use of the building from hospital/medical use to temporary accommodation for displaced persons seeking international protection is considered to be a material change of use. The proposal is therefore considered to fall under the definition of development given the works and change of use proposed to the building.

Is the proposal exempted development?

The proposal will be assessed against Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Section 57 (1) of the Planning and Development Act 2000 (as amended).

CLASS 20F

Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.

As per the above, Class 20F sets out structures or part of structures that allow for the temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection. The existing use of the building is a hospital and therefore would fall under the 'medical and other health and social care accommodation' use. As such the temporary use can be considered against the conditions/limitations in Class 20F. However, as stated under Class 20F, the temporary change of use is to be proposed 'by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth'. Supporting documentation verifying a contract with the Department of Children, Equality, Disability, Integration and Youth (DCEDIY) has not been submitted, therefore, it is not confirmed if the application is being made by or on behalf of the DCEDIY.

1. *The temporary use shall only be for the purposes of accommodating persons seeking international protection.*

The applicant has stated that the building would be used as temporary accommodation for displaced persons seeking international protection under S.I No. 376/2023 thus complying with this condition/limitation.

2. *Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022¹ comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001².*

3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.

4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.

5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.

6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.

7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).

8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

The applicant has stated that the proposed development would adhere to all conditions/limitations of Class 20F. However as outlined above no details of whether the development would be made by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth have been submitted.

The development requires changes to the internal layout of the building which is a protected structure – RPS number 3016. The applicant has stated that the works would be confined to the interior of the building and states that the interior of the building has been updated over the years to facilitate the operations of a functioning hospital.

Section 4(1)(h) of the Act states that:

Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures

However, given the buildings status as a protected structure S57 of the Act applies which states the following:

The carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The applicant has submitted a report from Reddy AU with background information on the planning history of the site including some of the alterations that have taken place. However, the report states that 'a conservation architect will carry out a report prior to starting works and post works for the record. Copy of the reports will be forward to Limerick City and County Council Conservation Architect for their records'. As such, no assessment or information on the proposed works have been submitted in the context of the protected structure and the potential impact this could have on its character.

The LCCC Architectural Conservation Officer (ACO) has reviewed the proposal and has raised significant concerns with the extent of the works proposed. The ACO has referenced the buildings status as a protected structure (PRS-3016) and the fact that it is a fine cut stone neo-classical building, prominently located along George's Quay. The building is of architectural, artistic, historical, and social significance, and is noted by the N.I.A.H. as an important monument to the philanthropic endeavours of the Barrington family. The ACO goes on to state that the intensification of use and dense living associated with this use will result in negative impacts on the Protected Structure, including those relating to necessary fire safety upgrades and interventions, necessary service upgrades/interventions to facilitate the new use, and additional strain/wear and tear on the historic fabric. The proposed internal layout and design is not deemed to be of sufficient architectural quality that would befit a Protected Structure of this prominence and significance. In my view, the proposed new use of the building is not compatible with its historic architectural character or special significance.

On this basis it is considered that the proposal would constitute development within the meaning of S3 of the Act but would not be exempted development given the properties status as a protected structure. Regard has been had to the buildings status as a protected structure, the extent of the works proposed which are considered significant, the lack of supporting evidence submitted in relation to the works and ABP referrals RL3598 and RL2851.

Article 9 Restrictions

The proposed development is not restricted by any of the restrictions in Article 9 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

An AA Screening examination was undertaken (see appendix 1). Overall, it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not required in this instance.

Environmental Impact Assessment

Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

Recommendation

It is concluded that the proposed works are development and not exempted development having regard to Section 57(1) of the Planning and Development Act, 2000 (as amended) and would materially affect the character of the structure and of elements of the protected structure which contribute to its character and special interest and, therefore, do not come within the scope of Section 4 (1)(h) of the said Act.

Regard has been had to –

(a) Sections 3, 4(1)(h) and 57 of the Planning and Development Act 2000 (as amended)

(b) ABP referral RL 2851 and RL3598

(d) The plans & particulars submitted with the application received on 12th May 2025.

It is therefore considered that the said works are development and not exempted development under Section 57 of the Planning and Development Act 2000 (as amended) and do not come within the scope of Section 4 (1)(h) of the said Act.

Ella O'Brien

Ella O'Brien
Executive Planner

Date: 05/06/2025

Agreed: *B. Henn*
Barry Henn S.E.P

Date: 06/06/2025

Appendix 1 - AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC/111/25
(b) Brief description of the project or plan:	Change of use of the property from hospital / medical use to temporary accommodation for displaced persons seeking international protection under S.I. No. 376/2023 is or is not exempted development.
(c) Brief description of site characteristics:	The site in question is the Bon Secours Hospital (known locally as Barrington's Hospital and now the Bon Secours) located on George's Quay, Limerick. This building is a protected structure RPS16.
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165-Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	17.35m	None	N
004077-River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	1.025km	None	N

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)

Construction phase e.g. <ul style="list-style-type: none"> - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests 	None. Works are largely internal and there is no hydrological connection or direct encroachment due to separation distance.
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance. - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. Activity would largely be confined to within the building. There is no hydrological connection or direct encroachment due to separation distance
In-combination/Other	Works proposed will primarily affect internal structure therefore no likely significant in-combination effects are identified.

(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	None. The application site is not located within an EU site identified above. Therefore, there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ.

(c) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)

☐ Yes ☒ No

STEP 4: Screening Determination Statement

The assessment of significance of effects:


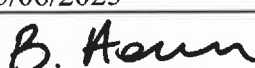
Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives

On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,



it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 Ella O'Brien 05/06/2025	
Signature and Date of the Decision Maker:	 Barry Henn, Senior Executive Planner 06/06/2025	

Appendix 2 - EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC/111/25
Development Summary:	A section 5 application requesting a declaration on whether the change of use of the property from hospital / medical use to temporary accommodation for displaced persons seeking international protection under S.I. No. 376/2023 is or is not exempted development
Was a Screening Determination carried out under Section 176A-C?	<div style="display: flex; justify-content: space-around;"> <div> <input type="checkbox"/> Yes. no further action required </div> <div> <input checked="" type="checkbox"/> No. Proceed to Part A </div> </div>
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes. specify class: [insert here] _	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here] _	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is sub-threshold : [insert here] _	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

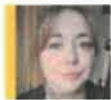
Signature and Date of Recommending Officer:	 <hr/> Ella O'Brien, Executive Planner 05/06/2025
Signature and Date of the Decision Maker:	 Barry Henn, SEP 06/06/2025

Appendix 3 - Site photographs





Appendix 4 - Internal Report



Wed 04/06/2025 15:10

O'Keeffe, Shona

RE: O'Brien, Ella shared the folder "EC-111-25" with you

To: O'Brien, Ella
Cc: O'Connell, Nuala; Henn, Barry

Hi Nuala, all,

The extent of alterations proposed to the internal fabric and layout of this Protected Structure is considered to be beyond the scope of a Section 5, as it will materially alter the character of the Protected Structure.

Barrington's Hospital (R.P.S. Reg. No. 3016) is a fine cut stone neo-classical building, prominently located along George's Quay. The building is of architectural, artistic, historical, and social significance, and is noted by the N.I.A.H. as an important monument to the philanthropic endeavours of the Barrington family.

The intensification of use and dense living associated with this use will result in negative impacts on the Protected Structure, including those relating to necessary fire safety upgrades and interventions, necessary service upgrades/interventions to facilitate the new use, and additional strain/wear and tear on the historic fabric. The proposed internal layout and design is not deemed to be of sufficient architectural quality that would befit a Protected Structure of this prominence and significance. In my view, the proposed new use of the building is not compatible with its historic architectural character or special significance.

Shona O'Keeffe

Executive Architectural Conservation Officer | Public Realm & Heritage | Planning & Place Making Directorate

Limerick City & County Council | Merchants Quay | Limerick V94 EH90

shona.okeeffe@limerick.ie |



22 May 2025 10:56



22 May 2025 10:57

ENTRANCE

HOSPITAL ENTRANCE

H
All Patients
to wear PPE
at all times
Please keep
social distance

P
P

VIDEO SURVEILLANCE

NO
EXCE
& SE



BARRINGTONS' HOSPITAL. ERECTED 1829.

NO PARKING
EXCEPT AMBULANCE
& SET DOWN ONLY

NO PARKING
EXCEPT AMBULANCE
& SET DOWN ONLY

22 May 2025 10:56



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Pleanáil, agus Cruthú Aite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Dail
Tuar an Dail, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

**NKF Limited,
c/o Stephen Barrett,
Tom Philips & Associates,
80 Harcourt Street,
Dublin 2.**

EC/111/25

09 June 2025

Re: Declaration under Section 5

Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,

**(for) Senior Planner,
Development Management**

Tuar an Dail, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/592

File Ref No. EC/111/25

SUBJECT: Declaration under Section 5.
Planning and Development Act 2000 as amended
Planning and Development Regulations 2001 as amended

RE: **A change of use at Bon Secours Health System, Bon Secours Hospital, (Barrington's Hospital) George's Quay, Limerick.**

ORDER: Whereas by Director General's Order No. DG/2024/123 dated 27th November 2024, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Barry Henn, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Barry Henn, Senior Executive Planner, having considered the report and recommendation of Ella O'Brien, Executive Planner dated 05/06/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to NKF Limited, c/o Stephen Barrett, Tom Philips & Associates, 80 Harcourt Street, Dublin 2 to state that the works as described above is

Development and is NOT Exempt Development.

Signed

B. Henn

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

09/06/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/592 dated 09/06/2025, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

B. Henn

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/111/25

Name and Address of Applicant: NKF Limited, Second Floor, 18-20 North Quay, Douglas, IM1 4LE
Isle of Man

Agent: Stephen Barrett, Tom Philips & Associates, 80 Harcourt Street, Dublin 2

Whether the change of use at Bon Secours Health System, Bon Secours Hospital, (Barrington's Hospital) George's Quay, Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 12st of May 2025.

AND WHEREAS the Planning Authority has concluded that the change of use at Bon Secours Health System, Bon Secours Hospital, (Barrington's Hospital) George's Quay, Limerick **DOES NOT** come within the scope of exempted development under Section 57 of the Planning and Development Act 2000 (as amended) and do not come within the scope of Section 4 (1)(h) of the said Act. See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is NOT Exempt Development.**

Signed on behalf of the said Council

M. O'Brien

Date:

9-6-2025

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.