Limerick City
Buildings at Risk Database
**Address:** No. 1, Pery Street, Limerick  
**Owner:**

<table>
<thead>
<tr>
<th>Status</th>
<th>Planning Application</th>
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<tbody>
<tr>
<td>Protected Structure</td>
<td>0</td>
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</tbody>
</table>

**Summary Description**  
Impressive corner-sited, end-of-terrace, three-bay, four-storey over basement house, dating from c. 1835. The doorway is centrally placed. By presenting the main elevation facing the opposite street, this house prevents the Mallow Street terrace from terminating with a blank side wall. The doorway and several of the windows are original.

**Current Status**  
Vacant and for sale. Vegetation growth has taken hold on the Mallow Street side elevation, while a window has been left open on the top floor, exposing the interior to weather damage.

**Recommendations**  
This building occupies a highly visible location near Pery Square, one of the ‘jewels in the crown’ of Georgian Limerick. For many people arriving to Limerick by bus or train, this is one of the first views of Georgian Limerick they will experience. The owner’s obligation of ‘duty of care’ to the building under the Planning and Development Act 2000 needs to be enforced, and an appropriate use for the building should be found.
Address: No. 3, Pery Street, Limerick
Owner:

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<th>Status</th>
<th>Planning Application</th>
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<td>Non-Protected Structure</td>
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</table>

Summary Description

Three-bay, three-storey over basement brick townhouse, dating from c. 1820 Pillared doorcase and overhanging eaves. The building stands alone save for an adjoining one-storey food market.

Current Status

The building is now vacant and is very obviously beginning to deteriorate with water penetration visible, particularly between the 1st and 2nd floors.

Recommendations

An appropriate use for the building should be found before more severe deterioration occurs. Until recently, it was used as a house and there is no reason why it cannot be reused for a similar purpose.
Address: No. 6-10, Mallow Street, Limerick
Owner:

<table>
<thead>
<tr>
<th>Status</th>
<th>Planning Application</th>
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<tbody>
<tr>
<td>Every building in this terrace is a Protected Structure.</td>
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</table>

Summary Description

A series of six, two-bay, four-storey over basement Georgian townhouses, built c. 1830-1840. No.’s 8, 9 and 10 share channel rustication at ground floor level. The buildings share a unified fenestration alignment and parapet height. No.’s 8, 9 and 10 are particularly intact, having retained their sash windows and doorcases.

Current Status

No. 6 was previously the location of the locally famous ‘Magic Shop’. This has since closed, and the entire terrace is now vacant. While the buildings seem to be in reasonably good condition at the moment, they are rapidly developing a derelict appearance.

Recommendations

It is unacceptable that a terrace of this size should be vacant. Even during the Celtic Tiger years, Mallow Street had a reputation for dereliction. An entire terrace of vacant, Protected Structures, adds to this reputation. With its proximity to the People’s Park and the city centre, this area would be perfect for residential or small scale commercial use.
**Address:** No. 12, Mallow Street, Limerick

**Owner:**

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### Summary Description

Terraced two-bay four-storey over basement red brick townhouse, c. 1830. The structure retains its original door case, windows and balconettes. Later canopy over the front door.

### Current Status

The building is currently vacant and for sale. Canopy over doorway is in poor condition, while brickwork is showing signs of increasing dilapidation. Vegetation growth can be seen between basement and ground-floor level.

### Recommendations

The sale of the building should be ensured as soon as possible and an appropriate use should be found.
Address: No. 12, Mallow Street Lower, Limerick
Owner:

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<th>Status</th>
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Summary Description
Terraced two-bay four-storey over basement former townhouse, built c. 1830. The original coach house survives, as do the original sash windows. The proportions of this building, like many on Mallow Street, are quite narrow.

Current Status
The building is currently vacant and for sale. The basement window is boarded up and vegetation has taken root at parapet level, giving the building a derelict appearance.

Recommendations
The sale of the building should be secured soon so that the building can be returned to appropriate use.
**Address:** Roches Hanging Gardens Building, Henry Street Lower, Limerick

**Owner:**

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<th>Status</th>
<th>Planning Application</th>
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<tr>
<td>Non-Protected Structure</td>
<td>06330</td>
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**Summary Description**

Limestone faced structure, built in 1808. The structure originally formed part of Roche’s Hanging Gardens, a vast store which was surmounted by enclosed gardens. These gardens were built on terraces supported by arches ranging from 25 to 40 feet high, and contained such exotic fruits as oranges, grapes and pineapples. Given its origins, this is one of the most unusual buildings in the city.

**Current Status**

Planning Permission was granted in 2007 for a large mix-use scheme which would have seen the conversion of this structure to bar/restaurant use. Permission was also given for the construction of a large office building behind. Construction of this project commenced several years ago, but has since ceased. In the meantime, the building is vacant and in a deteriorating state of preservation, with at least two windows removed from the main arch since 2005.

**Recommendations**

While the construction of such a large and visually obtrusive office development so close to this unique structure is not particularly welcome, the corresponding plans to convert this structure to bar/restaurant use could, if done sympathetically, add to this unusual buildings continued preservation.
Address: General Post Office, Henry Street, Limerick
Owner:

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<td>Protected Structure</td>
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**Summary Description**

Gable-fronted, nine-bay redbrick and limestone structure built in a Queen Anne Revival style. Pitched natural slate roof with terracotta ridge tiles. The building dates from 1903 and once served as the city’s General Post Office.

**Current Status**

The building is currently vacant and waiting redevelopment to commercial use as part of a larger mix-use scheme. However, this scheme has stalled and the building is now vacant. Windows have been removed. Even if an appropriate use for the building is found, its setting has been compromised by the high rise office tower behind.

**Recommendations**

As the former General Post Office, this building has played an important role in the history of the city. It is also one of the few remaining historic structures on this part of Henry Street, which saw a proliferation of high-rise buildings during the economic boom. As such, it has huge heritage value to the city, and it should be brought back into active use as soon as possible.
**Address:** No. 19, Hartstonge Street Lower, Limerick  
**Owner:**

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<th>Status</th>
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<tr>
<td>Protected Structure</td>
<td>10142</td>
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**Summary Description**

Terraced, two-bay, four-storey over basement red brick house, built c. 1840. Like many of the houses on Hartstonge Street, this house is modestly scaled, conforming to the Georgian architectural hierarchy, which places the more grandly-scaled buildings on the main thoroughfares and the more modest ones on secondary streets.

**Current Status**

This building is in a poor state of preservation, with serious vegetation growth to the top floor. The original windows on the 3rd floor have been broken. An application for a four-storey extension to the rear of the building for office and residential use was withdrawn in 2011.

**Recommendations**

The repair of the building needs to be encouraged, and a suitable use should be found.
Address: No. 22, Hartstonge Street Lower, Limerick
Owner:

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<tr>
<td>Protected Structure</td>
<td>11118</td>
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Summary Description

Two-bay, three-storey over basement red brick Georgian town house, built c.1840. Like many of the terrace houses on Hartstonge Street, it is of modest scale. This does not detract from its charm however, and it forms an important element in a unified terrace of twelve units.

Current Status

The house is in very poor condition. Upper windows are open, with pigeons nesting inside. Water penetration can be seen on the 1st and 2nd floors and substantial vegetation growth has taken hold. An application for modification to the internal layout of the structure was withdrawn in October 2010.

Recommendations

The shocking, derelict state of this building in the core of Georgian Limerick is unacceptable. If necessary, the owner needs to be compelled under Section 59 of the Planning Acts to maintain the building to an appropriate standard.
**Address:** No. 51, Thomas Street, Limerick  
**Owner:**

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**Summary Description**

Two-bay, four-storey, Georgian terrace building. Modern shop front on ground floor with plaster finish on first floor. The building is located on Thomas Street, an area which has experienced a large degree of urban renewal in recent years.

**Current Status**

Having previously operated as an Xtravision store, the building is now empty.

**Recommendations**

Thomas Street has experienced a large degree of urban renewal in recent years, with a number of bars and cafes opening. This building could be used for a similar purpose.
**Address:** Thomas Street Upper, Limerick  
**Owner:**

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<td>Non-protected structures</td>
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**Summary Description**

Collection of four buildings, including a two-bay, two-storey structure and an industrial building.

**Current Status**

Vacant for many years, with serious vegetation growth visible.

**Recommendations**

These structures form almost an entire terrace on Thomas Street, an area of the city which has recently undergone a period of urban renewal. The repair of these structures and their bringing back into active use should be an obvious next step in this renewal process.
Address: No. 1, Cecil Street, Limerick
Owner:

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**Summary Description**

Four-bay, four-storey, plaster clad terraced house. Unsympathetic modern shop front on the ground floor with uPVC windows throughout.

**Current Status**

The building appears to be entirely vacant. Vegetation growth can be seen on the right flank of the building.

**Recommendations**

Considering the high level of vacancy on Cecil Street, it is important that this building is brought back into active use in order to restore life to this part of the city.
Address: No. 7, Cecil Street, Limerick
Owner:

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**Summary Description**

Two-bay, four-storey over basement terrace house, built c. 1810. Windows are modern additions, though the fanlight is original.

**Current Status**

The building is vacant. Top floor window is open, exposing the interior to weather damage. The fanlight has also been damaged. The vacant state of this building is all the more upsetting considering the fact that No.8 next door was, until quite recently, in a very serious state of decay. However, it has recently been restored. It is regrettable that just as one blighted building is brought back to life, another one is created.

**Recommendations**

The building needs to be brought back into active use before serious dilapidation develops.
Address: No. 39, Cecil Street, Limerick
Owner:

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<th>Status</th>
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<tr>
<td>Non-Protected Structure</td>
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Summary Description
Terraced, single-bay three-storey over basement townhouse, c. 1820. Timber sash windows on the 1st and 2nd floor which date from the 1950’s. The ground floor window and front door are modern PVC additions. This modestly scaled building forms part of a terrace of four structures, all displaying the same unusual single-bay elevation. It is a candidate structure for Protected Status.

Current Status
Planning permission was granted in 2010 to convert the structure into two one-bedroom apartments, with office use on the ground floor. The development would also entail the construction of a three-storey extension to the rear, incorporation of the building with No. 40, Cecil Street, and the replacement of the uPVC windows with timber sash. However, this planning permission has not been acted on to date, and the building remains vacant.

Recommendations
Vacancy seems to be a growing problem in Cecil Street, with other, larger buildings vacant on the same terrace as this structure. This trend needs to be reversed. The sympathetic renovation of the building needs to go ahead as soon as possible.
Address: No. 43, 44, 45, Cecil Street, Limerick  
Owner: Hirar Properties Ltd.

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<td>Non-Protected Structures</td>
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**Summary Description**

Three terraced, two-bay, four-storey over basement properties, built c. 1810. No’s 44 and 45 share similar fenestration alignment. These three buildings form an integral part of Cecil Street, and are highly visible from the city’s main thoroughfare.

**Current Status**

The buildings are currently vacant. Planning permission was granted in 2009 to convert the buildings into a tourist hostel. Planning permission was also granted for the removal of two external staircases to the basement, and the construction of a ‘roof structure’ for hostel accommodation. Work began on this project but has since stalled, leaving the buildings in a state of limbo.

**Recommendations**

There are numerous examples of similar structures which have been successfully converted for hostel and/or hotel use. As such, it is desirable that the stalled conversion to hostel use re-commences in a sympathetic manner.
Address: No. 39 and 40, O’Connell Street, Limerick
Owner:

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Summary Description
Terraced five-bay four-storey over (concealed) basement building, built c. 1810. The building was originally two separated houses, but these were joined c.1955 and given an Art Deco façade. The shop fronts were inserted in 1995. Art Deco is not a common design style in Limerick city centre. As such, this building provides some variety to the urban form.

Current Status
The building once operated as a building society, but this has since closed. It is now vacant.

Recommendations
Vacancy levels have reached epidemic levels in certain parts of the city centre, such as Cruises Street. The vacant state of this highly visible building does little to reduce the city centre’s down-on-its-luck reputation. An appropriate use needs to be found as soon as possible.
**Address:** No. 63 O’Connell Street, Limerick  
**Owner:**

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<td>Protected Structure.</td>
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**Summary Description**  
Corner-sited, end-of-terrace, five-bay, three-storey over basement building, c.1840. The front façade is clad in limestone, while the side elevation is red brick. Railed basement area to front and side. Formerly the Munster and Leinster Bank, the building was sympathetically converted to a bar in 1998, with much of its interior features retained.

**Current Status**  
Although the building is currently in good condition, it has been vacant since the closure of The Bank Bar. It is currently up for sale.

**Recommendations**  
With its very fine limestone façade, this landmark building adds some pleasant variety to upper O’Connell street. It is desirable that an appropriate use is found for the building before serious deterioration has a chance to occur through weather damage or vandalism/break ins. The building could easily be reopened as a bar, or for office use.
**Address:** No. 62, O’Connell Street, Limerick

**Owner:**

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**Summary Description**
Terraced two-bay, four-storey over basement red-brick townhouse, dating from c. 1840. The house contains a beautiful limestone Doric door case. Cast iron balconettes on the first floor with many of the original windows intact.

**Current Status**
The building has been unoccupied and for sale for several years. When viewed in conjunction with number 63, also unoccupied, the building forms a highly visible, vacant site on the city’s main thoroughfare.

**Recommendations**
An appropriate use for this highly visible building should be found.
Address: No. 77, O’Connell Street, Limerick
Owner:

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<td>Protected Structure</td>
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Summary Description

Three-bay, four-storey over basement Georgian terrace home, built c. 1820. The building retains a fine Georgian doorcase with rare example of a fanlight lantern. The building occupies a prominent position in an intact Georgian terrace of eleven similar houses.

Current Status

Having recently undergone renovation work, the building is now vacant. There is evidence of serious vegetation growth on the top floor and left flank of the building. The doorway has been boarded up.

Recommendations

An appropriate use for this recently renovated Protected Structure needs to be found before further deterioration occurs.
Address: No. 85, O’Connell Street, Limerick
Owner:

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Summary Description
Corner-sited end-of-terrace two-bay four-storey over basement former townhouse, built c. 1810. Rendered side elevation, replacement sash windows date from c. 1960. Despite several modifications over time, the building maintains its Georgian appearance.

Current Status
Having previously operated as an auctioneers’ office, the building is now vacant.

Recommendations
This building occupies a highly visible location at the junction of two of the cities main streets. Therefore, it is undesirable that it remains vacant for long, and an appropriate function should be found as soon as possible. This area has a high concentration of up market offices, and there is no reason why this structure could not be reused for a similar purpose.
Address: No. 8, Catherine Place, Limerick
Owner:

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Summary Description

Impressive six-bay, four-storey over basement townhouse, dating from c. 1830. With one of the longest Georgian facades in the city, this structure has an imposing presence. The Adamesque cast-iron balconettes add further character.

Current Status

The building is currently vacant and in a progressive state of dilapidation.

Recommendations

This building occupies a highly visible location on Catherine Place, and forms an important element of the streetscape. This part of the city currently suffers from serious levels of vacancy. A derelict structure of this large size should not be allowed to remain vacant for long. When viewed in conjunction with the high level of vacancy on Catherine Street, it is even more inappropriate that this building is derelict. An appropriate use for the building should be found as soon as possible.
**Address:** No. 46-47, Catherine Street, Limerick  
**Owner:**

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**Summary Description**  
A pair of two-bay, three-storey over basement townhouses, c. 1830, which have been amalgamated into one structure. Windows are not original, and are of poor quality.

**Current Status**  
Like several other structures on Catherine Street, the building is now vacant.

**Recommendations**  
An appropriate use for the building should be found before more severe deterioration occurs. Its location in a quiet area close to the city centre means that a number of appropriate uses could be explored, such as commercial or residential use.
**Address:** No. 50-51, Catherine Street, Limerick

**Owner:**

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<tr>
<th><strong>Summary Description</strong></th>
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<tbody>
<tr>
<td>Pair of two-bay, three-storey over basement Georgian townhouses of modest scale, built c. 1830. While Catherine Place is defined by imposing Georgian townhouses, the grain on Catherine Street is far more intimate. These modest structures respond perfectly to this more intimate grain, while the brickwork gives them a particularly fine patina.</td>
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<tr>
<th><strong>Current Status</strong></th>
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<tr>
<td>Both structures are vacant, with windows boarded up. The front doors and window frames have recently been painted, but these are little more than superficial interventions.</td>
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<thead>
<tr>
<th><strong>Recommendations</strong></th>
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<tbody>
<tr>
<td>Located in a quiet area of the city centre, these intimately scaled buildings would be perfect for residential use.</td>
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</table>
Address: No. 38-41, Catherine Street, Limerick
Owner:

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<tr>
<td>Non- Protected Structures</td>
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</table>

Summary Description
Terraced two-bay three-storey structures, c. 1840.

Current Status
Having previously operated as a series of bars, the buildings are now vacant, and have been for many years. The ground floor windows are boarded up, while vegetation growth can be seen on the first floor. A 2008 application for their demolition and replacement with a modern office structure was refused.

Recommendations
These buildings, located on a street which has long been blighted by high levels of vacancy, need to be brought back to active use as soon as possible. While it is to be welcomed that the application for their demolition was refused, it is unfortunate that an appropriate use still has not been found.
**Address:** No. 35-37, Catherine Street, Limerick  
**Owner:**

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**Summary Description**
Terraced, two-bay, three-storey over basement, rendered former townhouses, built c. 1850. Numbers 35 and 37 are further enriched by Adamesque balconettes.

**Current Status**
The buildings are currently vacant, with ground floor windows boarded up. Damage can be seen to the fanlight on number 36. An application for their demolition (apart from their facades) as part of an office development was rejected by An Bord Pleanala in 2008. A previous application to demolish all but the facades as part of a transitional housing scheme was also rejected by the Board.

**Recommendations**
Catherine Street suffers from high levels of vacancy. These three townhouses form only part of a chain of seven derelict structures, comprising an entire terrace, and have been vacant for over a decade. With their proximity to the city centre, public transport, parks and services, it is totally unacceptable that these structures should be vacant for so long. They could easily be converted for residential or commercial use.
Address: No. 24, 25, 26, Nicholas Street, Limerick
Owner:

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Summary Description

This area fell into progressive decline during the late 19th and early 20th centuries. Much of Nicholas Street was rebuilt in the mid 20th century following the medieval terrace plots. These houses likely date from that time, and their modest scale fits perfectly with the Medieval urban grain of Englishtown. Situated between King John’s Castle, St. Mary’s Cathedral and the city centre, they are in a prime tourist location.

Current Status

All three structures are vacant adding to this streets reputation for dereliction.

Recommendations

Due to their location on one of the most historically significant streets in the city, not to mention the centre of Limerick’s tourist quarter, the continuing vacancy of these buildings is unacceptable. Buildings of this size are suitable for a number of purposes, including specialist shops, cafes or homes.
Address: No. 35, 36, 37, Nicholas Street, Limerick  
**Owner:** John Clogan

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<td>Protected under the National Monuments Act.</td>
<td>0833</td>
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**Summary Description**

No. 35 is a two-storey, three-bay building of modest scale, while No’s 36 and 37 comprise a single derelict site. The remains of a beautiful Medieval stone fireplace can be found in no. 36.

**Current Status**

Planning permission was granted in 2008 for the construction of an office building, gallery and café. This was appealed to An Bord Pleanala on a number of reasons, including excessive scale. The board rejected the appeal and granted planning permission on the condition that the height of the building be reduced by one floor.

**Recommendations**

Any modern interventions must respect the intimate grain of the Medieval fabric in this part of the city. Care must also be taken that development does not detract from the Medieval fireplace.
**Address:** No. 22 and 23, Nicholas Street, Limerick

**Owner:**

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**Summary Description**
Two storey structures of uncertain date. Windows have been boarded up.

**Current Status**
Vacant and in a severe stage of dilapidation. Serious vegetation growth is evident at No. 22. When viewed with No’s 24 to 26, these two structures form an extensive, unbroken chain of dereliction and vacancy on one of the city’s most historically significant streets.

**Recommendations**
Find an appropriate use to bring life back to the buildings and the street.
Address: No.46, Mary Street, Limerick
Owner:

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**Summary Description**

Quaint, single-bay, two-storey home. Pebble dashed throughout, with a single dormer window to the front. The building responds well to the Medieval grain of Englishtown.

**Current Status**

Vacant and boarded up. Drainage pipes are broken which appears to be causing some water damage to the structure.

**Recommendations**

It is undesirable that this building remain vacant for long. Upgrading for appropriate use should be pursued.
**Address:** No. 5, Broad Street, Limerick  
**Owner:**

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**Summary Description**

19th century, two-bay, two-storey building. A curvilinear gabled façade was added c. 1920. The building is constructed of rubble limestone, which can clearly be seen from the side elevation. Pitched natural slate roof, with a modern shop front.

**Current Status**

Having operated as a scooter shop, the building is now vacant. Vacancy is a serious problem on Broad Street, with a number of shops, bars and a café having closed there in recent years.

**Recommendations**

An appropriate use needs to be found for this and other structures on Broad Street, which was an important thoroughfare in Medieval Irishtown. It is unacceptable that vacancy on Broad Street has been allowed to develop to such a level.
**Address:** No. 8, Broad Street, Limerick  
**Owner:**

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**Summary Description**

Three-storey, two-bay, end of terrace structure. Red brick front elevation, rendered side elevation.

**Current Status**

Like many buildings on Broad Street, this structure is now vacant.

**Recommendations**

An appropriate use needs to be found for this and other structures on Broad Street, which was an important thoroughfare in Medieval Irishtown. It is unacceptable that vacancy on Broad Street, one of the city’s most historically important thoroughfares, has been allowed to develop to such a level.
**Address:** Boru House, Mulgrave Street, Limerick

**Owner:**

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**Summary Description**
Detached, six-bay, two-storey red brick building, built 1880. Gabled entrance surmounted by a limestone arm holding a sword, emblem of the O’Brien family crest. The building was the childhood home of the novelist Kate O’Brien, whose works include *Without My Cloak* and *The Ante-Room*.

**Current Status**
The building has been vacant for many years. According to local media reports, it was bought by ‘a wealthy local businessman’ in 2012, who intends to convert it ‘to benefit the city and community culturally’. As of yet however, the building remains unused.

**Recommendation**
This building, with its important literary heritage, needs to be brought back to active use.
Address: Roxtown Health Centre, Old Clare Street, Limerick  
Owner: Health Service Executive

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**Summary Description**
Detached, thirteen-bay, three-storey former orphanage, c. 1890. Rendered walls, with a two-storey modern addition. It occupies a prominent position on the site of the former Thomond Brewery which, when coupled with its history as an orphanage, makes this a particularly interesting building.

**Current Status**
A portion of the building is in use by the Health Board as a clinic. For the most part however it remains vacant, with many of the windows boarded up.

**Recommendations**
A structure as historically important as this one should not be allowed to remain vacant for long. There are a number of appropriate uses which could be explored to bring this imposing building back to active use.
**Address:** Golden Vale, North Circular Road, Limerick  
**Owner:** Golden Vale Dairies

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**Summary Description**
Detached, fifteen-bay, four-storey, limestone factory building, c. 1853. The building forms part of a vast, early industrial complex. Previously owned by the Cleeve family, it was once used to manufacture dairy products, including the famous Cleeve’s Toffee. Its monolithic scale and visibility close to the Shannon River make it a local landmark.

**Current Status**
Until 2011, much of the industrial complex was still in use, though this particular structure has been vacant for much longer, with vegetation growth visible near the parapet.

**Recommendations**
An appropriate use for this structure needs to be found. Previous media reports suggest that the site is currently for sale. It is recommended that any plans for the complex include bringing this structure back to active use.
**Address:** Prospect Hill Clothing Factory, Lord Edward Street, Limerick  

**Owner:**

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**Summary Description**  
Seven-bay, two-storey, rendered former factory building, built c. 1830. Once part of a larger complex, it is distinguished by a limestone and red brick carriage arch.

**Current Status**  
The building is vacant and in a serious stage of dilapidation. Windows are broken, exposing the interior to weather damage and vandalism. Serious vegetation growth and water damage can be seen to the exterior.

**Recommendations**  
An appropriate use needs to be found before more dilapidation has a chance to occur.
Address: Bannatyne Mill, Dock Road, Limerick
Owner:

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Summary Description
Detached eight-bay, five-storey limestone former corn store, built c. 1874. A very imposing and rare structure, it is technically important due to the fact its frame is made of cast iron. The high degree of detailing on this industrial building is extraordinary when compared with modern industrial buildings, which are almost always devoid of ornamentation.

Status
The building has been vacant for many years and is boarded up. Repair work to the roof and the interior has recently begun.

Recommendation
This building needs to be brought back to active use to prevent further deterioration, and to bring much needed life to the Dock Road.