

Georgian Limerick

IT'S SAFE AND THAT'S OFFICIAL

Georgian Limerick will be preserved. Plans that developers demolish the old and beautiful Georgian houses and erect luxury office blocks are abandoned.

The Corporation in its development plan makes sure any building or alteration in the Georgian area bounded by Henry Street, Mallow Street, Pery Square and Barrington Street (including houses on both sides of those streets) must conform with the architectural treatment of the area.

Development is largely restricted to converting Georgian houses into flats. The number of residential houses in the area is decreasing. However, the appearance of the area has not been radically altered. Planning permission is usually refused where the character of the district may be damaged.

The Corporation in its development plan has taken steps to preserve "Georgian Limerick." The declared objective is the preservation of the Crescent and Pery Square. The plan states: "The Corporation will not permit any alterations to or reconstruction of buildings in the Crescent or Pery Square which would materially conflict with the architectural treatment of these areas."

The Corporation endeavours to preserve not only Georgian buildings but also buildings of artistic, architectural or historic interest. The list of buildings to be preserved includes:

- King John's Castle; the Exchange, Nicholas Street; St. Mary's Cathedral; O'Brien's Castle, Athlunkard Street; Fanning's Castle, off Mary St.; the remains of Old Church, North Circular Road; Villiers Houses, Church Street, St. Mary's; the County Court-house, Merchants' Quay; the Custom House, Rutland St.; Buildings at the Crescent.
- Buildings at Pery Square from its junction with Hartington Street, to its junction with Barrington Street; the remains of Dominican Chapel in St. Francis Abbey (Fish Lane); the remains of the Dominican Priory in the grounds of the Convent of Mercy, Bishop Street; St. John's Cathedral; St. John's Church and Graveyard.

The following buildings or structures may not be altered or demolished without an application for permission to the Corporation, in which event

the Corporation will consider the preservation of the building or structure:

- St. Michael's Church, Pery Square.
- The Savings Bank, Glentworth St.

The stone facade of Barrington's Hospital. The facade of St. John's Temperance Hall. The Toll House on Thomond Bridge. Parochial House attached to St. Mary's Church. Buildings in St. John's Square.

Lax Weir, Corbally. Any building other than buildings listed above which lie within a line drawn from Henry St. through Mallow St. to Pery Square, to Barrington St., to Henry St. to join the commencement of the line and including both sides of the streets on the perimeter.

Loophole

One loophole in the Corporation's preservation plans is that, while planning permission must be obtained for changes there is no law that can force an owner to preserve his property.

In the 1930's, 96 Henry Street was an attractive Georgian residence occupied by Mr. Muspratt, organist at St. Mary's Cathedral. In the early 1940's it was taken over by Villiers School for boarding purposes. Then when the school moved to the North Circular Road in 1946, both 96 and 97, next door, were converted into flats.

Within a short number of years the buildings had so deteriorated that they became unfit for occupancy and had to be demolished.

A garage stands on the site of these two former Georgian residences. In recent years there have only been two evictions in the Georgian area in Limerick. Both took place in Newenham Street, the first about

By TED GALE and BILLY KELLY

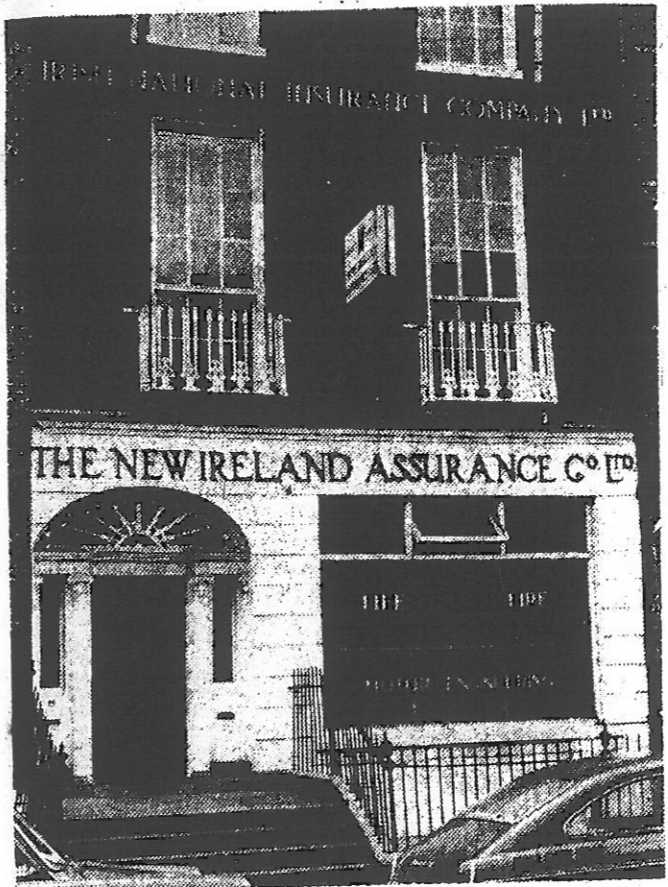
The facade of the Town Hall, Rutland St. The facade of Trinity Church, Catherine St. The Holy Rosary Church, Ennis Road.

move to the outskirts where churches and schools will have to be built. This means more money must be provided by the taxpayer.

Mrs. Penny, his wife, said to knock the houses would be "ghastly." "I love them," she told us. "They are so dignified. If only they could be kept." "I understand why people in Dublin fight to keep their Georgian houses."

QUOTE

struction of the community." He believes that we should have our offices on the outskirts of the city and let the people commute out to these. Then return to the community centre where there are already schools and churches — rather than allow offices take over this central area, forcing the people to



ABOVE: The New Ireland Assurance Company's plate glass window in the Crescent. This window was installed in 1923 before the first Planning Act.



BELOW: The General Accident office, at the opposite side of the Crescent, where planning permission to install a similar window was refused.

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them — we have no doubt Standard; washing machine — even the world's best is hard to get nowadays.

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Georgian Limerick

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six years ago, the second just recently from number ten.

The house from which the eviction took place six years ago was since knocked, together with some other houses in the street, to make room for pre-fabricated buildings at the Crescent College.

Overall there does not appear to have been an undue proportion of evictions in connection with any housing development which has taken place.

Up to the time when the O'Malley Park scheme was completed in Southill, there was a serious housing shortage in the city.

The normal procedure, however, even up to then, was that tenants leaving a flat or apartment would sell the key to a prospective incoming tenant.

Highest bid

When the landlord wished to get back the property for his own use, in most cases he simply made the highest bid for the key himself.

A landlord can attempt in the courts to have a tenant removed from his property on a number of grounds.

These include overdue arrears of rent; tenants causing a nuisance or using the premises for immoral purposes; neglect; that the tenant had notified the landlord he was quitting; that the landlord's financial position has become precarious.

A property can be taken over by a landlord also where he can show greater need than the tenant for himself or someone in his employ, but reasonable alternative accommodation should be available.

The cost of a four-storey Georgian house in the city is hard to ascertain and will depend on the condition of the building and its location.

One in O'Connell St. was sold recently for £14,000, which seems to be a good investment when it is realised that modern offices in the top-class bracket can command £125 per square foot rent.

This would give a return for a normal size Georgian building of more than £2,000 per annum.

The selling price can be influenced by the rent income from tenancies, which in the case of unfurnished flats is strictly controlled as regards increases, especially since 1968.

All building development is now controlled by local authorities under the Local Government (Planning and Development) Act 1963. Prior to that the requisite control was the Town and Regional Planning Act 1934.

Under the 1934 Act, Limerick Corporation was also the Planning Authority for neighbouring areas in counties Limerick and Clare.

Limerick city now has its overall development plan and there is no doubt that under the later Act all planning applications are meticulously considered.

They are also subject to local building bye-laws which govern standards of equipment, materials, etc.

Some indication of tightening up in the granting of planning applications is revealed by the different fates of two insurance companies in the Crescent who wished to change the front of their premises.

In 1965, General Accident Fire and Life Assurance were refused permission to put large picture windows at the front of their building.

The grounds for refusal were that the windows would be out of character with their Georgian surroundings.

insufficient details being forwarded. The project would likely have been approved if continued with.

The Corporation has also refused permission to build a store in the rear yard of No. 17 Mallow Street. This would have entailed the demolition of a wall at the Pery Square side and the erection of a shop front.

Reasons for the refusal included that the shop would not be in general keeping with the locality; that it would constitute a traffic hazard.

Planning permission to transform the ground floor at No. 6 Upper Mallow Street, and the first floor at No. 21, from residential to office purposes, was turned down for lack of insufficient details.

Permission was refused to convert Nos. 1 and 2 The Crescent into office buildings, the reasons including injury to amenities of the area, also that density of development was excessive in view of the housing requirements in the area of the site.

Facade

Outline planning permission was refused to Fachtina McCarthy, c/o Ryan, Hanley, Smith Partnership, for reconstruction, alterations and additions at 76 O'Connell Street, to use as offices.

The reason was that the proposed glass frontage would be out of keeping with the appearance of adjoining buildings; that the Corporation was attempting to preserve the Georgian facade there.

Planning approval has been granted in recent years:—

To Campbell, Patrick and Associates for New Ireland Assurance Co. Ltd. to transform 1 and 2 Lower Hartington St. into office buildings. No. 30 as carried out.

To Mrs. Eithne Ní Ceallaigh, 7 Ardara Alta, Baile na March, Co. Cork, to turn 9 Pery Square into self-contained flats.

To change residence at Catherine Place into Lissadell Guest House.

To Le Disque Ltd. for a discotheque at 72 O'Connell St. This was not proceeded with. Permission was also given to Mr. McGlynn, c/o 6 Lower Mallow St., to change the basement here from residential to a second-hand furniture salesroom.

To B.D.M. to erect a store at the back of No. 5, The Crescent. The conditions here included that there be no unloading during unreasonable hours, no excessive noise and that the store does not become a fire hazard.

To Desmond Kennedy, c/o Design Unit, Limerick, for conversion of the two top floors at No. 3 The Crescent into self contained flats. This conversion is subject to the building of enclosed emergency stairs.

Permission has been given to a local group, Town and Country Properties Ltd., to redevelop Nos. 4, 5, 6 and 7 Upper Mallow Street as offices from residential use. Nos. 4 and 5 have been completed.

Miss Kitty O'Malley, secretary of An Taisce in Limerick, said they were satisfied with the steps taken by the Corporation to preserve "Georgian Limerick."

Miss O'Malley pointed out that while the Corporation is doing a good job, some signs are being neglected without planning permission that spoil the view of the park from Mallow Street.

The Corporation wishes to have the signs removed but the process of the law is slow.

She also mentioned the front doors of the Georgian houses and the lamp posts at each door. These are nearly all gone and Miss O'Malley thinks this is a pity. "Each one was different," she said, "and you would know your house by the lamp post at the door." She thought people did not realise what they were doing in removing these.

"These are the things that An Taisce doesn't want to happen," she concluded.

MOTORCYCLING:

Ulster riders score again

The two outstanding riders at last Sunday's highly successful Tipperary Festival Scramble were Dave Crookard of Newtownards (Husqvarna) and Raymond Davison of Belfast (Q.U.B. Greaves). Crookard had a great day, winning all five races in which he rode, and his travelling companion, Davison, was the most consistent pleanman throughout. The flying Ulstermen did not have things entirely their own way, however, having to work very hard to get ahead and stay ahead of the leading Munster riders, particularly John Foley, of Middleton, and Declan Swanton, of Cork (C.Z.S.), who challenged strongly throughout.

The scene at "The Hills" in Tipperary Town, on Sunday, was more reminiscent of a Continental moto-cross than of an Irish scramble. Several thousand spectators packed every vantage point on the switch-back 1 mile course, and the festival atmosphere was completed by the presence of a mobile chip shop. The scramble, promoted by the Dalcaasian M.C.C., of Limerick in association with the Festival of Tipperary Committee, now in its fourth year, has become one of the really big events on the motorcycle calendar and goes from strength to strength each year.

On Sunday, no fewer than 60 riders from all over the country came to the line to contest the twelve races which were run off with clock-work precision in 2 1/2 hours. Every race produced close scrambling, and the big crowd got full value for money. There were many spills, and two riders—John Walters, of Waterford, and Irish international under 21 "cap" Dave O'Connor, of Cork—required hospital attention, but, happily, neither is seriously injured. It was indeed, a most unfortunate weekend for the O'Connor family. Young Dave's older brother, Mick, had broken his shoulder at our evening grass-track in Youghal, on Friday, and Dave dislocated his shoulder in Tipperary. Only Larry, one of the most consistent performers in the game, survived the weekend without injury.

Of the four Dalcaasian riders in the big field, only the two met jungs featured in the results. Arnold Acheson, out in Eddie Hennessy's 360 Bultaco, rode brilliantly to a Munster Junior Star race to finish second, despite a race-long mistake. Sean Anglin had a good third in the Senior Consolation on his C.Z. For a while it looked as if John Moloney would take this race until he parted company with the C.Z. while leading.

By far the fastest of the Limerickmen was Pat Franklin. Throughout the day he was close to the leaders in the expert class on his 400 Husqvarna, but due to a variety of bothers his best placing was 6th in the Munster Experts' Star.

VISITORS' RACE—1, Dave Crookard, Newtownards (Husqvarna); 2, Ray Davidson, Belfast (Q.U.B. Greaves); 3, Tony Fox, Enfield (Husqvarna).

MUNSTER EXPERTS' STAR—1, Declan Swanton, Cork (C.Z.); 2, John Foley, Middleton (C.Z.); 3, Barry Galvin, Cork (C.Z.); 4, Declan Dwyer, Belgooly (C.Z.); 5, Dave O'Connor, Cork (C.Z.); 6, Pat Franklin, Limerick (Husqvarna).

MUNSTER SENIOR STAR—1, Mick Ronan, Cork (A.J.S.); 2, Ted Noonan, Cork (C.Z.); 3, Dave Johnson, Cork (Husqvarna); 4, Mike Murphy, Killarney (C.Z.); 5, Larry O'Connor, Cork (C.Z.); 6, Sean Anglin, Tulla (C.Z.).

MUNSTER JUNIOR STAR—1, Mick McCarthy, Cork (C.Z.); 2, Arnold Acheson, Limerick (Bultaco); 3, John Bell, Cork (C.Z.); 4, Noel O'Doherty, Dungarvan (Greaves); 5, John Hartrey, Waterford (Tribsa); 6, John Walters, Waterford (B.S.A.).

"VENTURE" WON IN 29.43 Guinness Heats w good for patrons "SEMIS" THIS SATURDAY

By CORMAC LIDDY
WE HAD SOME tremendous racing in row at Limerick and the six Guinness heats excellent sport. Highlight was the fantastically winning effort of Clerihan Venture on Monday. Five of the six winners bettered 30 seconds & was the time of one that didn't.

The round got off to a terrific start on Friday when Mrs. J. Drohan's, Clonmel, Bold Invader (Printer's Prince-Yellow Streak) got back to the form

which won him the Cup here and also the Cup at the back-term. From box 6069 fawn burst out of the others & within seven lengths the finish. His time powerful 29.60, and took second place.

T.J.'s Silver, Russ and Glann Heather (the first bend more c Heather (Newdown Melody Sunset) from well on the outside, a 70 white and black few lengths by run. However, a great by starting the run down straight put the Messrs. Harry Lydo Curran back in fro box six challenger; a two lengths win from Prince in 30.05.

Heavy prevented Rain from taking on Saturday night, provided extra-fast efforts, and in the the generously a Meanus Sweeper (M To-day's Best), owned Horan of Glin, gave excellent display. Hav 29.95 in round one, did even better this trip four when scored a length in 29.84 at off the challenges of M. Spy and B. night, were always moving others, and finished order.

The big crowd h "fir" in heat six, a "Mr. J. Lynch's, Aug Knockroin Yank, 1 lengths win in 30.05 out his advantage straight and then h Morgan's Boy and No latter had also been in the early stages with the winner & first bend. The W. Yanka Boy-Steady K Monday night's fir highlighted by that play by Clerihan (Shane's Legacy-Cleher), owned by Mr. Clonmel and trained Fennessy. From b winner shot out of was never in any d winning by three 29.43. Shady War reasonably well an improving coming i but there was no c "ing" (Clerihan).

The last heat of was another excell and this time it was McKenna trained Ba ways Proud-Kitty T flew in 29.65. Owned Gaynor of Tradaree, and Saucy Smart w to the first bend. Se went between the first bend and sor peded, and but for have been closer at there was no cat kilty, and the fa Another Rabbit cou get to better of seve the winner.

FRIDAY'S DOG (8.15 P.M.)
525 yards flat—Sov Way Up High, Bend Sardonic Look, Sha Greenore Bill, Mello serv.

525 yards flat Gr Ducateer Victory, G Well Finished, Cat ner, Legal Lepper town Spot (reserve).
525 yards flat—F Athlaca Senior, Mannexes Folly, Ba Muddles Oarsman, Stan (reserve).
525 yards flat—

SENIOR CUP
South Liberties again mastered Doon in a senior hurling Cup game at Caherconlish last Sunday, winning by 3-10 to 4-4. Both sides were short some regulars and the standard of play was not as high as that usually provided by these competent sides.

MURROE GAMES
Ahane defeated Cappamore by 3-8 to 3-3 in the Senior Hurling Cup at Murroe. Ahane, who were in control throughout, were best served by Pat Ahearne, Sean Byrnes and Jim Cahill. Cappamore got good service from Donie Flynn, Con Hayes and Pat Reidy.

In an exciting junior hurling championship game at the same venue Caherline proved too strong for Boher by 5-6 to 4-6 in the junior hurling championship.

Bertie Murnane, Junior Heelan, and Pat Hourigan played soundly for Caherline, with Tony Hickey, Patsy Laffan and P. J. Fitzgibbon doing best for Boher.

The Eastern G.A.A. Board Secretary, Mr. Jackie McGrath,