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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 6<sup>th</sup> 2016.

The Board decided to grant permission by a margin of 2:1 generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Having regard to the sites rural location, the planning history pertaining to the garage on site, to the nature, scale and design of the proposed development, to the pattern of existing and permitted development in the area, and to the provisions of the Limerick County Development Plan 2010-2016 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would respect the existing character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

### **CONDITIONS**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement

of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The permitted garage shall only be used for purposes ancillary to the enjoyment of the main dwelling and shall not be used for commercial, trade or business purposes.

**Reason:** in the interest of proper planning and sustainable development and to protect the amenities of property in the vicinity

3. The proposed development shall be amended as follows:

(a) the 6 dormer windows, 4 to the west (front elevation) and 2 to the east (rear elevation) shall be removed and replaced with velux style windows flush with the roof

(b) the glazed sliding garage doors (x 2) shall be removed and replaced with opaque sectional or roller doors comprising either timber, fiberglass or metal.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member** \_\_\_\_\_

Paul Hyde

**Date:** 6 September 2016