



An
Bord
Pleanála

Board Direction
BD-001592-18
ABP-301267-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Limerick City and County Development Plan 2010-2016 (as extended), to the nature and scale of the development to be retained, and to the existing pattern of development in this central city location, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, or of property in the vicinity and 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, as amended by the further plans and particulars submitted on the 26th day of January 2018 and the 30th day of January 2018, and by the further plans and particulars received by An

Bord Pleanála on the 23rd day of April 2018, 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 proposed development shall be amended as follows:
 - (a) The air handling unit to be retained shall be relocated at least 3 meters to the south of its existing position on the east facing wall of the two-storey rear extension.
 - (b) Any redundant or obsolete plant, equipment, vents and ducts shall be removed from the rear walls and flat roof area of the premises within three months of the date of this order. Details of which items are to be removed shall be agreed in writing with the planning authority prior to removal.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this order.

Reason: In the interests of the residential amenities of the occupiers of the adjacent residential units.

Board Member

Date: 12/11/2018

Eugene Nixon