



An  
Bord  
Pleanála

**Board Direction**  
**BD-002623-19**  
**ABP-302945-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2019.

The Board decided to grant permission to retain 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 policies and objectives as set out in the Limerick City Development Plan 2010-2016 (as extended), to the scale and nature of the proposed development to be retained and to the nature and character of the surrounding environment, it is considered that subject to compliance with the conditions set out below, the proposed development to be retained would be an acceptable form of development at this location and would not seriously injure the amenities of the area. The proposed development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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.

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

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, no development falling within Class 1 or Class 3 of Schedule 2 of Part 1 of those Regulations shall take place within the curtilage of the house, unless otherwise authorised by a prior grant of planning permission.

**Reason:** In the interest of protection of residential amenity.

- 3 The site shall be landscaped in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In order to screen the development and assimilate it into the surrounding townscape and in the interest of visual amenity.

**Board Member**

**Date:** 20/03/2019

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Paul Hyde