



An
Bord
Pleanála

Board Direction
BD-002624-19
ABP-302972-18

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 retention 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 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 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, as amended by the further plans and particulars submitted to the planning authority on the 21st day of September 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

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. A screen fence shall be provided along the northern side elevation with the rear boundary of No. 22 Revington Park. This fence shall be 2 metres in height above the ground level of the deck and shall extend for a distance of 12 metres from the eastern end of the dining room window of the extension.

Reason: To prevent overlooking of the adjoining rear garden to the north.

4. 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.

5. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the planning permission granted on 23rd day of October 2017 under Reg. Ref. 17/387 and any agreements entered into thereunder.

Reason: In the interests of clarity and to ensure that the overall development is carried out in accordance with the previous planning permission.

Board Member

Date: 20/03/2019

Paul Hyde