



An
Bord
Pleanála

Board Direction
BD-005235-20
ABP-305799-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2020.

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 zoning objective for the site in the Kilmallock Area Plan 2015 – 2021 and the policies and objectives of the Limerick County Development Plan 2010-2016 (as extended), it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of the area and would be acceptable in terms of traffic safety and convenience. 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 as amended by the further plans and particulars submitted on the 11th day of September 2019, 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. UrbanFinishes 1
3. UrbanWaterdrain
4. IrishWater
5. DishedFootpath
6. Lighting
7. Cables
8. UrbanDeExempt
9. RearGarden 1
10. FrontGarden 2
11. Naming
12. The area between the town wall and the dwellings shall be reserved as an area of public open space and shall be levelled, soiled, seeded, and landscaped in accordance with the detailed requirements of the planning authority. This work shall be completed before any of the dwellings are made available for occupation

and shall be maintained as public open space by the developer until taken in charge by the local authority.

Reason: In order to ensure the satisfactory development of public open space, and its continued use for this purpose.

13. P.A. C34

14. ConstHours

15. Arch A

16. CDW

17.(a) UrbanWaste 1

(b) This plan shall provide for a screened bin store, which shall accommodate not less than three standard-sized wheeled bins within the curtilage of house number 4.

18. CMP 1

19. Security 1

20. S.48 Unspecified

Board Member

Date: 25/02/2020

John Connolly