



An  
Bord  
Pleanála

**Board Direction**  
**BD-005778-20**  
**ABP-306568-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2020.

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 existing use of the property, the residential zoning objective of the site and policy SC.6 of the Limerick City Development Plan 2010-2016 (as extended) to support the provision of medical facilities within the city boundary, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential 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 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 4<sup>th</sup> day of December 2019 by way of further information, 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. No trees shall be removed from the site unless otherwise agreed in writing with the Planning Authority.

**Reason:** in the interest of residential amenity.

3. Any CCTV camera shall be fixed and angled to face into the site and shall not be directed towards adjoining properties or the public road.

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

**Board Member**

**Date:** 20/05/2020

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Terry Prendergast