



An
Bord
Pleanála

Board Direction
BD-008805-21
ABP-309137-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2021.

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 pattern of permitted development in the area, to the provisions of the Limerick City Development Plan 2010-2016 (as extended), to the zoning afforded to the site and to the nature and extent of the proposed change of use proposed, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of adjoining properties, 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 16th day of November 2020, 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 building the subject of this change of use shall be restricted to that of a day care facility for dogs as described in the submitted plans and particulars. No animals will be housed overnight.

Reason: In the interest of clarity and residential amenity.

Board Member


Michelle Fagan

Date: 28/07/2021