



An
Bord
Pleanála

Board Direction
BD-008900-21
ABP-310059-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2021.

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 planning history of the site, the nature, extent, and location of the proposed development and the development for which retention is sought, its association with adjoining commercial uses, and the provisions of Limerick City Development Plan as they relate to non-conforming uses, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought would not be in conflict with the provisions of Limerick City Development Plan, would be acceptable in terms of its impact on residential and visual amenities of the area, and would otherwise 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, 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 car park and associated floodlighting shall only be used between 08.00 hours and 22.00 hours without a further grant of planning permission.

Reason: In the interest of residential amenity.

3. 1.8 metre high boundary walls, capped and rendered on both sides, shall be provided along the western and northern flank boundaries. Details of the design, layout and finishes of the walls shall be agreed in writing with the planning authority within two months of the date of this order.

Reason: In the interest of residential and visual amenity.

4. The proposed floodlighting shall be directed downwards in the direction of the car park area and shall be cowled to reduce light spill beyond the site. Details of provisions to meet these requirements shall be submitted to and agreed in writing with the planning authority within two months of the date of this order.

Reason: In the interest of residential amenity.

5. No signage, advertising structures/advertisements, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

Board Member


Stephen Bohan

Date: 13/08/2021