



An
Bord
Pleanála

Board Direction
BD-010528-22
ABP-311443-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th April 2022.

The Board decided to grant permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the Town Centre zoning objective for the site and the policies and objectives of the Limerick County Development Plan 2010-2016 (as extended) and the Newcastle West Local Area Plan 2014-2020 (as extended), it is considered, subject to the conditions set out below, that the proposed development would not seriously injure the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. 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 9th day of August 2021 and as amended by the further plans and particulars received by An Bord Pleanála on the 19th day of October 2021, 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. Details of the alternative walkway (Site Layout Plan (19193/FI003 FI-2)) providing pedestrian access from Nash's Lane (including details of the coloured demarcation of the surface treatment) and the internal road and vehicular circulation network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in DMURS. Drawings and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

Reason: In the interest of amenity and of traffic and pedestrian safety.

3. Details of public lighting to be relocated inside the redline boundary of the application shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of amenity and public safety.

4. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Maria FitzGerald

Date:

Maria FitzGerald

14th April 2022

