

An
Bord
Pleanála

Board Direction
BD-012684-23
ABP-314314-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.


The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed to REMOVE condition number 3.

Reasons and Considerations

Having regard to the location of the site within the development boundary for the Limerick City and Suburbs, the land use zoning of 'Existing Residential' under the Limerick Development Plan 2022-2028, the design of the house, particularly the distance from the western and southern elevations to neighbouring properties, the Board considered that the development would not have a significant negative impact on residential amenities of the area and that the planning authority's condition number 3 requiring the omission of first floor windows is, therefore, not warranted.

In deciding not to accept the inspector's recommendation, the Board considered that the development would not have a significant negative impact on residential amenities of the area having regard to the design of the house, particularly the distance from the western and southern elevations to neighbouring properties.

Board Member:


Martina Hennessy

Date: 30/06/2023