

An  
Bord  
Pleanála

**Board Direction**  
**BD-017985-24**  
**ABP-319632-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2024.

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, as follows:

Amend condition number **2(a)** to read as follows


The proposed garage shall have a maximum floor area of **115sq.m.** Revised plan and elevation drawings shall be submitted to the Planning Authority for agreement in writing prior to the commencement of development.

**Reason:** In the interests of visual amenity, residential amenity and orderly development.

**Reasons and Considerations**

Having regard to the zoning objective of the area as set out in the Limerick City and County Development Plan 2022 – 2028 and the Newcastle West Local Area Plan 2024, the pattern of development in the area and the stated need by the applicant of the scale of the proposed development, it is considered that, subject to compliance with the amended condition 2(a) as set out above, the proposed development would not seriously injure visual amenities, established character or

appearance of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:  Date: 25/10/2024  
Marie O'Connor