

An
Bord
Pleanála

Board Direction
BD-019331-25
ABP-321554-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/03/2025.

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 residential zoning objective for the area, the pattern of development in the vicinity, the scale, nature and design of the proposed extension and the provisions of the Limerick City and County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of residential property in the vicinity or detract from the character of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by the planning authority on the 1st day of November 2024, 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 external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. The attic/loft space shall be for storage purposes only. It shall not be used for human habitation.

Reason: In the interest of clarity.

5. The proposed development shall not overhang any adjoining third party properties.

Reason: To safeguard residential amenity and in the interest of orderly development.

6. The use of the workshop shall be for private domestic use only, solely incidental to the enjoyment of the dwellinghouse. It shall not be used for any commercial or trade purposes or for human habitation.

Reason: In the interest of clarity.

7. The footpath and kerb shall be dished at the access and the widened entrance provided in accordance with the requirements of the planning authority.

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

8. Water supply and drainage arrangements including the attenuation and 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 surface water management.

9. Prior to the commencement of any construction works the applicant shall locate and protect any Uisce Éireann services within the red line boundary of the site. There shall be no building over water mains, pipes, or sewers, and if encountered, the applicant shall contact Uisce Éireann with a proposal for altering at the cost of the applicant.

Reason: In the interest of orderly and sustainable development.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

11. Construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the


development, including noise management measures and off site disposal of construction demolition waste.

Reason: In the interests of public safety and residential amenity.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of the development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

Board Member


Paul Caprani

Date: 28/03/2025