

An
Coimisiún
Pleanála

Direction
CD-020909-25
ABP-322696-25

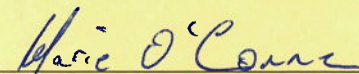
The submissions on this file and the Inspector's report were considered at a meeting held on 08/10/2025.

The Commission, in a 2:1 vote, decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 08/10/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development by reason of its overall design, scale and height, would negatively impact the special character and appearance of the existing dwelling which is listed as a Protected Structure (RPS 3433) and by reason of its height would be visible from the Ennis Road and would constitute an unduly prominent feature adjacent to the protected structure on the Ennis Road and part of the Lower Shelbourne Road Architectural Conservation Area and would not be in accordance with Objective EH O50 (Work to Protected structures) and Objective EH O53 (Architectural Conservation Areas) of the Limerick City and County Development

Plan 2022-2028. The proposed development would, therefore be, contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the full extent of the site and the options presented in the appeal and considered that Option C at a reduced height and scale would go some way towards addressing the concerns however these could not be addressed by way of condition.