



An
Coimisiún
Pleanála

Direction
CD-020772-25
ABP-322740-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/09/2025.

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

Planning

Commissioner:


Tom Rabbette

Date: 24/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the width of the vehicular entrance exceeding the maximum permissible width of three metres and 50% of the width of the front boundary, as set out in Section 11.8.5 (Parking in Front Gardens) of the Limerick Development Plan 2022-2028, to the nature of the hardstanding area comprising of a non-porous concrete finish which does not allow for natural drainage, and to the extent of the hardstanding area covering the entire area to the front of the property, it is considered that the development proposed to be retained would be contrary to the standards set out in Section 11.8.5 of the development plan, would seriously injure the visual amenities of the area, would endanger public safety by reason of a traffic hazard and would set an undesirable precedent for favourable consideration of similar development

proposals. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the pedestrian gate on the side boundary wall directly opening onto an area of open space, on the basis of the information submitted, it is considered that the applicant has not demonstrated sufficient legal interest or legal consent for the creation of this access point onto an area of open space. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.