

An
Coimisiún
Pleanála

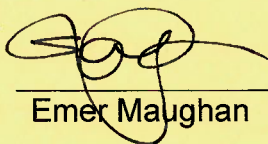
Direction
CD-021167-25
ACP-323363-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/11/2025.

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

Planning

Commissioner:


Emer Maughan

Date: 11/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the planning status of the subject dwelling to which the current proposal relates, the close proximity of the proposed development to the existing property to the south, the lack of adequate information in relation to the site boundaries and separation distances, it is considered that the proposed development would detract to an undue degree from the residential amenities of the adjacent property. The Commission is not satisfied, on the basis of the documentation lodged with the planning application and the appeal that the existing dwelling to which the current proposal relates has the benefit of planning permission as the documentation submitted with the previous application on the site (90/455) indicated that the subject dwelling was to be

demolished once the permitted dwelling was constructed. The proposed development, if permitted, would give rise to the consolidation of unauthorised development. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its poor design, inappropriate roof profile would be out of character with the existing building and other residential development in the vicinity and would have a negative impact on the visual amenity of the area. Furthermore, it is considered that the proposed development lacks suitable outside amenity space, constitutes overdevelopment of the site and would result in an unsatisfactory standard of residential amenity for occupants. The proposed development would not be in accordance with the standards outlined in Section 11.4.4 of the Limerick City and County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development, which would necessitate vehicles reversing onto a public road, would endanger public safety by reason of traffic hazard. This arrangement would be likely to interfere with the safety and free flow of traffic on the road and would endanger vulnerable road users such as pedestrians. Therefore, the proposal would fail to provide a safe and suitable means of access and would, therefore, be contrary to the proper planning and sustainable development of the area.