

The submissions on this file and the Inspector's report were considered at a meeting held on 02 June 2026.

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

Reasons and Considerations

Having regard to the residential zoning objective for the area, the pattern of development in the vicinity, the nature of use, scale and design of the proposed extension and the provisions of the Limerick Development Plan 2022-2028 (as varied), it is considered that subject to compliance with the conditions set out below, the development for which retention permission is sought and the proposed development would be appropriate to the site context, would not seriously injure the residential amenities of adjoining properties 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 development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the planning application on the 12th day of September 2025, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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.

3. The development for which retention permission is sought and the proposed development shall be completed in full prior to the occupation of any part of the development.

Reason: In the interest of orderly development.

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

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

5. The external finishes of the proposed extension (including roof tiles/slates) shall match those of the existing dwelling in respect of colour and texture, unless otherwise agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of visual amenity.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interest of sustainable drainage.

7. Site development and building works shall be carried out only between the hours of 0800 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.

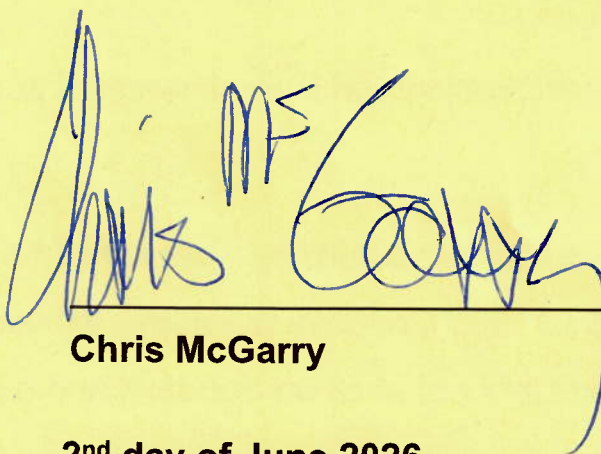
Reason: In order to safeguard the residential amenities of property in the vicinity.

8. 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.

Planning Commissioner:



Chris McGarry

Date:

2nd day of June 2026