



The submissions on this file and the Inspector's report were considered at a meeting held on 18 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments, as indicated in the draft Order hereunder.

Planning Commissioner:

Tom Rabbette

Date:

21st day of September 2026

Draft Order

Reasons and Considerations

Having regard to the nature, scale and design of the proposed development and development proposed to be retained, and the provisions of Objective HO O3 (Protection of Existing Residential Amenity), Section 11.4.4.1.2 (Rear/ Side Extensions) and Section 11.4.4.5 (Living over the Shop) of the Limerick

Development Plan 2022-2028, which requires a balance to be achieved between safeguarding the established character and amenities of the area and facilitating sustainable development, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be acceptable at this location, would not have a significant negative visual impact, would not seriously injure the residential amenities impacts of the immediate vicinity or surrounding 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 application, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The temporary timber fence shall be removed, and the obscured glazed screens shall be installed within six months of the date of this Order.

Reason: Having regard to the nature of the development, the temporary nature of the timber fence panel and the proposed replacement obscured glazed screens, it is considered appropriate to specify a timeframe for the carrying out of these works.

3. 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 or public holidays. Deviation from these times shall 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.