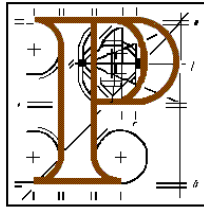


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 15/104

An Bord Pleanála Reference Number: PL 91.245675

APPEAL by Pat Ryan of Pat Ryan Building Supplies, Ballysheedy, County Limerick against the decision made on the 30th day of September, 2015 by Limerick City and County Council to grant subject to conditions a permission to John Ryan care of Gleeson McSweeney Architectural Consultants of 99 O'Connell Street, Limerick in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of four number storage bays for sand, gravel and stone to rear of site and retention permission to retain portable signage to front of hardware store at Ballysheedy Stores, Ballysheedy, County Limerick.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the planning history and established retail use on the site and to the nature and extent of the development proposed and proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 3rd day of September, 2015, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This grant of permission relates to the provision of four number storage bays and retention of portable signage, only, and does not refer to any other structure or use on the overall site.

Reason: In the interest of clarity.

3. The three number car parking spaces to the front of the shop unit and the one number disabled parking space to the side as delineated on the Site Layout Plan (drawing number 1312-219-100) shall be kept clear of obstacles at all times and shall not be used for the display or storage of goods associated with the shop unit.

Reason: In the interest of traffic safety.

4. Access to the car parking area to the rear of the retail unit and licenced premises shall be maintained and shall not be obstructed or blocked.

Reason: In the interest of traffic safety.

5. One portable sign, only, shall be retained along the site frontage. Revised plans delineating the sign to be retained and its location shall be submitted to the planning authority for written agreement within one month of the date of this Order.

Reason: In the interest of traffic safety and visual amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.