

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 15/397

An Bord Pleanála Reference Number: PL 91.245678

APPEAL by GPT Plant and Tool Hire care of Waldron and Associates of The Square, Claremorris, County Mayo 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 HSS Hire care of ODKM Architects of 3 Terenure Place, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of (a) removal of existing wall mounted signage on front (south) elevation, (b) internal sub-division of existing building to form two number separate units (existing reduced unit – 1,468 square metres, new unit – 1,127.1 square metres – Note:- No additional floor area is being created), (c) change of use of part of existing warehouse storage space (418.1 square metres) in new unit to trade area with ancillary support spaces, (d) elevational alterations including new main entrance and additional fire escape door to front (south) elevation to new unit and additional fire escape door to rear (north) elevation to existing retained (reduced) unit, (e) new 25.8 square metres wall mounted signage on front (south) elevation and new 17.3 square metres wall mounted signage on side (east) elevation, and (f) all associated site works, all at The Former Brooks Building, Tipperary Road, Ballysimon, 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 nature and scale of the proposed development, to the pattern of development in the vicinity, and to the zoning objective for the site and the policies of the planning authority, as set out in the Limerick City Development Plan 2010-2016, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the character of the area and would be in accordance with the policies, as set out in the said Development Plan. 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 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 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. Details of any new signage shall be submitted to, and agreed in writing with, the planning authority prior to the erection of same.

Reason: In the interest of visual amenity.

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

Dated this day of 2016.