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**Board Order**  
**PL 91.249374**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 16/1199**

**Appeal** by Louise Murray care of Quirke Architectural Design of Ballinleenty, Tipperary, County Tipperary against the decision made on the 13<sup>th</sup> day of September, 2017 by Limerick City and County Council to grant subject to conditions a permission to Marian Loughman care of Denis O'Malley of Abington Enterprise Centre, Murroe, County Limerick in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a two-storey extension to the rear and side of dwellinghouse, including conversion of existing garage to living space, modifications to the front elevation, and front porch, and ancillary works at 5 Dun an Oir, Milford Grange, Castletroy, 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 limited scale of the proposed extension to an existing dwelling, the pattern of development in the area and the provisions of the Limerick County 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 and 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, as amended by the further plans and particulars submitted on the 21<sup>st</sup> day of August, 2017, 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. The proposed development shall be amended as follows:

The first floor bedroom window within the western elevation of the proposed rear extension shall be omitted and/or replaced by a rooflight, or alternatively, it shall be glazed with obscure glass.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To protect the residential amenity of the adjoining property.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

5. The developer shall take appropriate measures during the construction phase to ensure that no damage is caused to any party boundary wall/fence on site. All party boundary walls/fences shall be protected during the construction phase and repaired where necessary at the expense of the developer.

**Reason:** In the interest of proper planning and sustainable development.

