

Board Order PL 91.249374

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 13th 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 21st 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.

 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.

6. Site development and building works shall be carried out only between the hours of 0800 to 2000 Mondays to Fridays inclusive, between 0800 to 1600 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.

7. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management

8. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be 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.

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

Dated this day of 2018

PL 91.249374 Board Order Page 4 of 4