

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Limerick City and County Council

Planning Register Reference Number: 17.776

An Bord Pleanála Reference Number: ABP-300715-18

APPEAL by Peter Shee and Joyce Shee of 2 Crescent Villas, O'Connell Avenue, Limerick against the decision made on the 13th day of December, 2017 by Limerick City and County Council to grant subject to conditions a permission to Nessa O'Hanlon and Martin Sayers care of Noel Kerley Associates Limited of 6 The Crescent, Limerick in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of an existing single storey extension and the construction of a new single storey extension, elevational alterations, with ancillary site works, all to the rear/side at 3 Crescent Villas, O'Connell Avenue, 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 provisions of the Limerick City Development Plan 2010-2016 (as extended), to the scale, nature and design of the proposed extension and to the pattern of development in the vicinity, 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 South City Centre and Newtown Pery Architectural Conservation Area 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 to the planning authority on the 29th day of November, 2018, and the further particulars received by An Bord Pleanála on the 19th day of February, 2018, 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 roof patio shall be reduced in width to match that of the existing roof patio on site. Revised plans and drawings with the necessary alterations delineated thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of preserving the amenities of adjoining residential property

3. All works shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

4. Works in the vicinity of the party wall with Number 2 Crescent Villas shall be supervised by a suitably qualified and experienced structural engineer, with appropriate measures to be taken for the protection of the said wall.

Reason: In the interest of protecting the amenities of adjoining property.

5. 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.

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

Dated this day of 2018.