



An  
Bord  
Pleanála

**Board Order**  
**ABP-302120-18**

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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: 18/395**

**Appeal** by Mary and Ken Robinson of 25 Highfield, Ennis Road, Limerick against the decision made on the 18<sup>th</sup> day of June, 2018 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of alterations to front elevation of the house, widening of the access onto the public road and the covering of the front garden with a hard surface at 25 Highfield, Ennis Road, 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 residential land use zoning for the area, the objective for which is to provide for residential development and associated uses, to the pattern of development in the area and to the scale, nature and design of the works to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. (a) The development shall be retained 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 recommencement of development and the development shall be retained in accordance with the agreed particulars.
  
- (b) The development to which this permission for retention relates is limited to the plans and details accompanying the planning application only, and does not refer to any other works within the site that is outlined in green on the site layout plan received by the planning authority on the 25<sup>th</sup> day of April, 2018.

**Reason:** In the interest of clarity.

2. Within three months of the date of this Order, the front boundary line to the footpath shall be reinstated with a plinth wall and railing with provision made for a vehicular access of not more than 3.6 metres wide in the south-eastern corner. Gates shall not be capable of opening outwards. The front boundary shall match that of the adjoining dwellings, details in this regard shall be submitted to, and agreed in writing with, planning authority prior to construction.

**Reason:** In the interest of the visual and residential amenities of the area.

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

**Dated this            day of            2018.**