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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: 18/309**

**Appeal** by Thomas Burke of 3 Saint Jude's Park, Saint Patrick's Road, Limerick against the decision made on the 5<sup>th</sup> day of July, 2018 by Limerick City and County Council to grant subject to conditions a permission to Valerie Price care of Brian O'Donoghue Architect of 12 Thornfield, Monaleen, County Limerick in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of window opening to door opening at the side of dwelling, change size of window opening at side of dwelling and change size of the two window openings at the front of 2 Saint Jude's Park, Saint Patrick's 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 land-use zoning of the site and to the existing pattern of development on the site and in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not overlook or injure the residential amenity of property in the vicinity. 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, as amended by the further plans and particulars submitted on the 20<sup>th</sup> day of June, 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. (a) The window serving bedroom number two, as indicated on Drawing Number 18-36-1 shall not be enlarged.
- (b) The new side door shall be permanently fitted and maintained with obscure or stained glass, only.
- (c) White upvc is not permitted for the door or windows.

**Reason:** In the interests of residential and visual amenity.

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0900 and 1400 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 the interests of public safety and residential amenity

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**Paul Hyde**

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

**Dated this            day of            2019.**