



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/1086

APPEAL by Pat Marron care of Leahy Planning Limited of Clifden, Corofin, County Clare against the decision made on the 11th day of September, 2018 by Limerick City and County Council to grant subject to conditions permission to Bryan Murphy care of Flynn and Shaw of Garna House, Sixmilebridge, County Clare.

Proposed Development: Renovate and extend existing dwellinghouse and all ancillary site works at 8 Marian Park, Adare, County Limerick.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 its scale, bulk and proximity to site boundaries, it is considered that the proposed extension would be overbearing and would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual intrusion and overshadowing. The proposed development would contravene materially the zoning objective for the area, as set out in the Adare Local Area Plan 2015, which seeks to protect the amenity of the existing residential areas and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.