



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 18/422

Appeal by Martin and Margaret Leyden care of Noel Kerley Associates Limited of 6 The Crescent, Limerick against the decision made on the 16th day of October, 2018 by Limerick City and County Council to grant subject to conditions a permission to Ciara Jordan care of Cusack and Associates of 11 The Crescent, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of changes made to the side and rear elevations of proposed two-storey extension, including an increase in the overall width and floor area at first floor level and all ancillary works. Permission is also sought for the completion of on-going works at 13 Iona Drive, North Circular 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 policies and objectives as set out in the Limerick City Development Plan 2010-2016 (as extended), to the scale and nature of the proposed development to be retained and to the nature and character of the surrounding environment, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location and would not seriously injure the amenities of the area. The proposed development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 21st day of September 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.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, no development falling within Class 1 or Class 3 of Schedule 2 of Part 1 of those Regulations shall take place within the curtilage of the house, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of protection of residential amenity.

3. A screen fence shall be provided along the northern side elevation with the rear boundary of number 22 Revington Park. This fence shall be two metres in height above the ground level of the deck and shall extend for a distance of 12 metres from the eastern end of the dining room window of the extension.

Reason: To prevent overlooking of the adjoining rear garden to the north.

4. The site shall be landscaped in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to screen the development and assimilate it into the surrounding townscape and in the interest of visual amenity.

5. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the planning permission granted on 23rd day of October, 2017 under planning register reference number 17/387 and any agreements entered into thereunder.

Reason: In the interests of clarity and to ensure that the overall development is carried out in accordance with the previous planning permission.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.