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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: 18/552**

**APPEAL** by Patrickswell Community Council of 1 Main Street, Patrickswell, County Limerick against the decision made on the 15<sup>th</sup> day of May, 2019 by Limerick City and County Council to grant subject to conditions a permission to Eimear O'Connor and Noel Daly care of Fergal Cusack of 11 The Crescent, Limerick.

**Proposed Development:** The construction of four number three-storey terraced dwellinghouses, modifications to existing front footpath to allow for on-street car park spaces, rear boundary walls and private garden spaces and all associated site works at Main Street, Patrickswell, 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 the pattern of development in the area, it is considered that the proposed development, by reason of its design, height and layout, would seriously injure the residential amenities of adjoining properties by reason of overlooking and overbearing impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

**Dated this            day of            2019.**