



An
Bord
Pleanála

**Board Order
ABP-305950-19**

Planning and Development Acts 2000 to 2019

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 19/939

Appeal by Cathriona Nash care of AK Planning of Mill Rad, Corbally, Limerick against the decision made on the 8th day of November, 2019 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: Retention of (a) demolition and rebuilding of existing flat roof annex to the side of existing dwelling, and (b) replacement of flat roof with a pitched roof together with revisions to the front elevations including all associated site works at 15 Mayorstone Crescent, Mayorstone, Limerick.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on 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 residential zoning objective for the area which seeks to protect the residential amenities of the area, the pattern of development in the vicinity and the scale, nature and design of the works to be retained, it is considered that the development to be retained would not seriously injure the amenities of the area or of property in the vicinity and would not endanger public safety by reason of traffic hazard or obstruction of road users. The proposed development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

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

Dated this day of 2020.