



Planning and Development Acts 2000 to 2019

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 19/493

Appeal by Sonya Browne care of Farranshone Residents Association of 21 Belfield Gardens, Ennis Road, Limerick against the decision made on the 8th day of January, 2020 by Limerick City and County Council to grant subject to conditions a permission to The Health Service Executive care of Carr Associates Architects Limited of Unit 3 Chapel Court, Cathedral Place, Limerick in accordance with plans and particulars lodged with the said Council:

Proposed Development: A change of use from a mental health day centre to a residential care dwelling. The dwelling house is intended for use as a community dwelling for rehabilitation residents at Belfield House, Bellefield Gardens, Ennis 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 existing use of the property, the residential zoning objective of the site and policy SC.6 of the Limerick City Development Plan 2010-2016 (as extended) to support the provision of medical facilities within the city boundary, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential amenities of the area. 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 4th day of December 2019, 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. No trees shall be removed from the site unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential amenity.

3. Any CCTV camera shall be fixed and angled to face into the site and shall not be directed towards adjoining properties or the public road.

Reason: In the interest of residential amenity.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020