



Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 20/332

APPEAL by Eric Byrnes care of Brian O'Donoghue of 12 Thornfield, Monaleen, Limerick against the decision made on the 7th day of July, 2020 by Limerick City and County Council to refuse permission.

Proposed Development: Demolition of existing former commercial unit and construction of a two-storey dwelling and all associated site works at Boroview, O'Donoghue Avenue, Janesboro, 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 scale, height and layout of the proposed development and to the restricted nature of the site culminating in the lack of functional private amenity space, it is considered that the proposed development would constitute overdevelopment of the site and would provide substandard accommodation for the occupants of the proposed residential unit.

Furthermore, having regard to the orientation, layout and proximity of the proposed development to adjacent residential properties, it is considered that the proposed development would have a significant overbearing impact and would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.