

An  
Bord  
Pleanála

Board Order  
ABP-309137-21

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**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: 20/326**

**Appeal** by Charly O'Neill and Teresa O'Neill of Shanavogha House, Ballysimon Road, Limerick against the decision made on the 7<sup>th</sup> day of December, 2020 by Limerick City and County Council to grant subject to conditions a permission to Urban Tails Doggy Daycare care of John G Mc Mahon Architects of 35 Bloomfield, Annacotty, Limerick in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of use from use as light industrial to commercial use as day care centre for dogs at Unit 2, Childers Road Enterprise Centre, Limerick.

### **Decision**

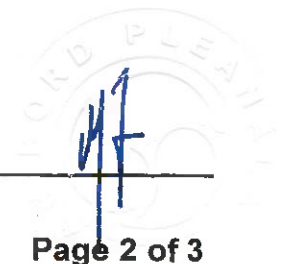
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 pattern of permitted development in the area, to the provisions of the Limerick City Development Plan 2010-2016 (as extended), to the zoning afforded to the site and to the nature and extent of the proposed change of use proposed, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of adjoining properties, and would be acceptable in terms of traffic safety and convenience. 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 16<sup>th</sup> day of November, 2020.

**Reason:** In the interest of clarity.

2. The building, the subject of this change of use, shall be restricted to that of a day care facility for dogs as described in the submitted plans and particulars. No animals will be housed overnight.

**Reason:** In the interest of clarity and residential amenity.



**Michelle Fagan**

**Member of An Bord Pleanála**

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



Dated this 29<sup>th</sup> day of July 2021