

An  
Bord  
Pleanála

Board Order  
ABP-310059-21

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## **Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: 21/120**

**Appeal** by Jim Hickey care of AK Planning of Mill Road, Corbally, Limerick against the decision made on the 1<sup>st</sup> day of April, 2021 by Limerick City and County Council to grant subject to conditions a permission to Fabiolo Limited care of Lyons Designs Architectural Services of 14 Bellewood, Ballyneety, County Limerick in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of importation of hardcore material and the use of lands for car parking, connecting to the adjoining Business Park. Planning permission is also sought for a 1.8-metre high wall to the side boundary together with all associated site works. All at Stonebridge Business Park, Ballysimon Road, County 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 planning history of the site, the nature, extent and location of the proposed development and the development for which retention is sought, its association with adjoining commercial uses, and the provisions of the current Limerick City Development Plan as they relate to non-conforming uses, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought would not be in conflict with the provisions of the current Limerick City Development Plan, would be acceptable in terms of its impact on the residential and visual amenities of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, 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, completed and retained in accordance with the agreed particulars.

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

2. The car park and associated floodlighting shall only be used between 0800 hours and 2200 hours, unless authorised by a further grant of planning permission.

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

3. 1.8-metre high boundary walls, capped and rendered on both sides, shall be provided along the western and northern flank boundaries. Details of the design, layout and finishes of the walls shall be agreed in writing with the planning authority within two months of the date of this Order.

**Reason:** In the interests of residential and visual amenity.

4. The proposed floodlighting shall be directed downwards in the direction of the car park area and shall be cowled to reduce light spill beyond the site. Details of provisions to meet these requirements shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this Order.

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

5. No signage, advertising structures/advertisements, or other projecting elements, including flagpoles, shall be erected within the site, unless authorised by a further grant of planning permission.

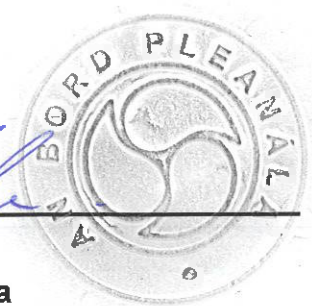
**Reason:** To protect the visual amenities of the area.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

  
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**Stephen Bohan**

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



Dated this 19<sup>th</sup> day of August 2021.