

An  
Bord  
Pleanála

Board Order  
ABP-311147-21

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## **Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: 20/1332**

**Appeal** by Audrey Browne and Noreen Daly of Grange, Kilmallock, County Limerick against the decision made on the 21<sup>st</sup> day of July, 2021 by Limerick City and County Council to grant subject to conditions a permission to Tim and Martina Hurley 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:** Revisions to permitted governing planning permission, planning register reference number 18/855 to include the following: alterations to site boundaries, new vehicular entrance to replace the permitted entrance off existing private driveway, reposition the permitted house on site and all associated site works, at Raheen, Grange, Bruff, 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 nature and extent of the proposed development which comprises of revisions to a previously permitted development on the site, and the policy for replacement dwellings for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety. 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 25<sup>th</sup> day of June 2021, 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. This permission is subject to the terms of the governing permission (planning register reference number 18/855), except where departure from the terms of that permission, in respect to alterations to site boundaries, new vehicular entrance to replace the permitted entrance off the existing driveway, and repositioning of the permitted house on the site, is hereby authorised by this permission. This permission and the governing permission will expire on the 19<sup>th</sup> day of November, 2023.

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

3. Water supply and drainage arrangements, including 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

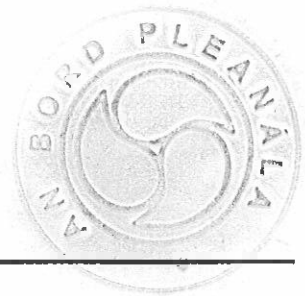
**Reason:** In order to safeguard the residential amenities of property in the vicinity.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 31<sup>st</sup> day of March, 2022.