

An
Bord
Pleanála

Board Order
ABP-311368-21

Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 20/1360

Appeal by Nick and Grace Judd of 4 Thornbury, Raheen, County Limerick and by Larry Mason of 6 Thornbury, Raheen, County Limerick against the decision made on the 18th day of August, 2021 by Limerick City and County Council to grant subject to conditions a permission to Maria Khan care of Mac Mahon and Hardiman, Consulting Engineers Limited of 8 The Grove, Dooradoyle Road, Limerick in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) Extend house at rear, (2) build first floor extension at side and rear, (3) erect front porch and (4) widen driveway at front at 5 Thornbury, Raheen, 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 Residential' zoning for the site within the Southern Environs Local Area Plan 2021-2027, with a stated objective 'To provide for residential development, protect and improve existing residential amenity', the Development Management Standards for House Extensions as set out in section 10.5.7 of the Limerick County Development Plan 2010-2016 (as extended), and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the existing residential amenities of the area and would not have a negative visual impact on the character 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 23rd day of April, 2021 and the 6th day of August, 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. The first-floor side windows shall be obscure glass only.

Reason: In the interest of residential amenity.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

5. Drainage arrangements, including the attenuation and 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.

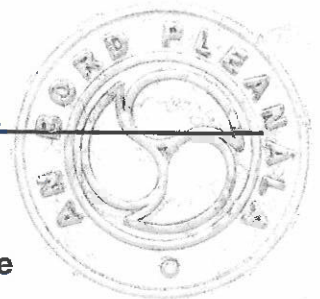
6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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



Dave Walsh

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



Dated this *8th* day of *April* 2022