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**Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: 21/366**

**Appeal** by Philip Ryan of 1 Saint Michael's Mews, Barrington Street, Limerick and by U-Store Cabins Limited care of Connellan and Associates of 'Sonas', Cahercalla Wood, Cahercalla, Ennis, County Clare against the decision made on the 2<sup>nd</sup> day of September, 2021 by Limerick City and County Council to grant subject to conditions a permission to Aldi Stores (Ireland) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** A reduction of 20 number car parking spaces, resulting in a total of 81 number car parking spaces on the circa 0.56 hectare site, all relating to a proposal permitted under Planning Register Reference 13/502 (An Bord Pleanála Reference PL13.242896) at The Demesne and The Square, Newcastle West, County Limerick as amended by the revised notices received by the planning authority on the 9<sup>th</sup> day of August, 2021, the proposed development now comprises of a reduction of 20 number car parking spaces, resulting in a total of 81 number car parking spaces on the 0.56 hectare site (including a reduction of the site area from 0.93 hectares to 0.53 hectares and the resultant amendment of the redline boundary) all relating to the proposal permitted under Planning Register Reference 13/502 (An Bord Pleanála Reference PL13.242896).

## **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 Town Centre zoning objective for the site and the policies and objectives of the Limerick County Development Plan 2010-2016 (as extended) and the Newcastle West Local Area Plan 2014-2020 (as extended), it is considered, subject to the conditions set out below, that the proposed development would not seriously injure the visual amenities of the area and would be acceptable in terms of pedestrian and 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 9<sup>th</sup> day of August, 2021 and as amended by the further plans and particulars received by An Bord Pleanála on the 19<sup>th</sup> day of October 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. Details of the alternative walkway (Site Layout Plan (19193/FI/003 FI-2)) received by An Bord Pleanála on the 19<sup>th</sup> day of October, 2021 providing pedestrian access from Nash's Lane (including details of the coloured demarcation of the surface treatment) and the internal road and vehicular circulation network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in the Design Manual for Urban Roads and Streets (DMURS). Drawings and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

**Reason:** In the interests of amenity and of traffic and pedestrian safety.

3. Details of public lighting to be relocated inside the redline boundary of the application shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of amenity and public safety.

4. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

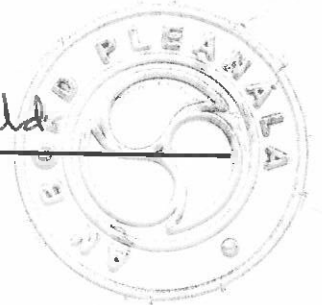
*DR. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this *3<sup>rd</sup>* day of *May* 2022