

Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/1280

Appeal by Nuala O'Carroll care of Cáit Ní Cheallacháin of "Saoirse", Old Park Road, Corbally, Limerick against the decision made on the 5th day of November, 2021 by Limerick City and County Council to grant subject to conditions a permission to Ciarán Cunningham care of Conor Furey and Associates Limited of Olde World Cottage, Rathasker Road, Naas, County Kildare in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a single storey extension to the rear and side of the existing dwelling, the construction of a 22 square metres garage, a new driveway entrance, and all associated site works, all at 10 Lanahrone Avenue, Corbally, 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 design, character and layout of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of adjoining properties, would comply with the provisions of the current Development Plan for the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 received by An Bord Pleanála on the 23rd day of December 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 materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

3. The rainwater goods for the collection of surface water from the roof of the proposed extension shall be located on the inside (southern side) of the shared boundary with number 2 Plassey Avenue. Otherwise, the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

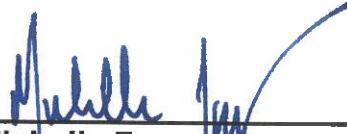
Reason: In the interest of public health and to ensure a proper standard of development.

4. The domestic garage shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for other type of residential use, or for industrial, business and/or commercial purposes.

Reason: In the interest of residential amenity and in the interest of the proper planning and sustainable development of the area.

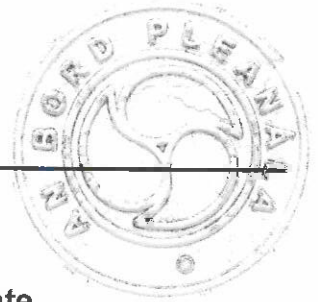
5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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



Michelle Fagan

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



Dated this 8th day of April 2022.