

Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

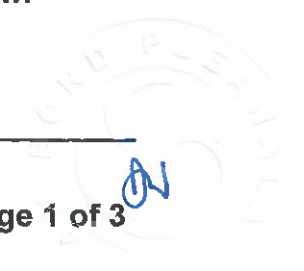
Planning Register Reference Number: 21/1348

Appeal by Thomas and Gloria Waldmann of Coolbawn Cottage, Coolbawn Lane, Castleconnell, County Limerick against the decision made on the 17th day of November, 2021 by Limerick City and County Council to grant subject to conditions a permission to Michael and Anne O'Brien care of Catherine O'Brien of Longstone House, Longstone, Cullen, County Tipperary in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new single storey family room to the north west (rear) corner of our existing house, the provision of a ground floor utility and shower room within the existing footprint of the house at ground floor level also, minor alterations to the entrance way, and all ancillary site works at 'The Lodge', Coolbawn, Castleconnell, 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, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of adjoining properties, would be consistent with the provisions of the Limerick County Development Plan 2010-2016 (as extended) and 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, 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 proposed restroom window on the northern gable elevation shall be fitted with opaque glazing.

Reason: In the interest of clarity and the protection of the privacy of the adjacent property.

3. 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. 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.

Dave Walsh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *14th* day of *April* 2022

