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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 21/1129**

**APPEAL** by John and Suzanne Horan care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 20<sup>th</sup> day of July, 2022 by Limerick City and County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Dwellinghouse as constructed, domestic garage as constructed from those previously permitted under planning application register reference number 18/1008. Retention is also sought for an additional domestic garage constructed on site, all at Ballycullane Lower, Glin, County Limerick.

## **Decision**

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition numbers 4 and 5 and the reasons therefor.

## Reasons and Considerations

Having regard to the nature, scale, design and layout of the development proposed to be retained, as well as the development's overall adherence to the design guidance outlined in the Rural Design Advice for Individual Houses in the Countryside (Limerick County Council 2012) referenced in the Limerick County Development Plan 2022-2028, it is considered that the development proposed to be retained would not have a significant negative impact on the residential or visual amenities of the area and that the planning authority's conditions numbers 4 and 5, requiring the removal of the domestic garage and first floor door on the rear elevation of the house, are not, therefore, warranted.



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Liam Bergin

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

Dated this 19<sup>th</sup> day of September, 2023.