

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/733

Appeal by Roisin Bennett care of Paul Conway Architects of Knockbrack, Ennistymon, County Clare against the decision made on the 22nd day of November, 2022 by Limerick City and County Council to grant permission subject to conditions to Kate Fitzpatrick and Carl Bourke care of Noel Kerley Architects of 6 The Crescent, O'Connell Street, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of extensions to rear of existing dwellinghouse, including internal alterations, elevational changes and all ancillary site works at 1 Richmond Villas, Ashbourne Avenue/Ullard, South Circular Road, 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.

OB

Reasons and Considerations

Having regard to the residential land use zoning of the site, the design, nature and scale of the proposed development, the existing pattern of development in the area, and the provisions of the Limerick City and County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential amenities of the area or of property in the vicinity in terms of overlooking or other impacts. 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 received by the planning authority on the 27th day of October 2022 and the 10th day of November 2022, 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 first floor window on the side elevation (ensuite bedroom) shall be glazed with obscured glass on a permanent basis and any opening section shall only open inward.

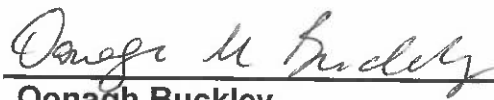
Reason: In the interests of clarity and to prevent overlooking of the adjoining residential property.

3. 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.

4. Drainage arrangements, including 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.

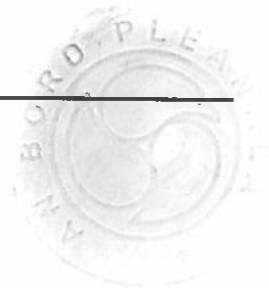


Oonagh Buckley

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 17th day of July 2023.