



An
Bord
Pleanála

Board Order
ABP-316201-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/1274

Appeal by Anne Frawley care of John T Garrett and Associates of Unit 2, Ballyanrahan East, Main Street, Patrickswell, County Limerick and by Plassey Residents Association care of Hannah O'Sullivan of 49 Dun an Oir, Milford Grange, Castletroy, Limerick against the decision made on the 15th day of March, 2023 by Limerick City and County Council to grant permission subject to conditions to Fabian Healy care of Lyons Designs Architectural Services of 14 Bellewood, Ballyneety, County Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a first-floor extension to the side of existing house and conversion of ground floor attached garage to living room together with all associated site works at 3 Heidelberg, Milford Grange, Castletroy, Limerick.

P.C.

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.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, and the established pattern and character of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, is an acceptable form of development and is consistent with the provisions of the Limerick Development Plan 2022-2028, including those set out in Section 11.4.4.1 (Extensions to Dwellings) and Objective HO 03 (Protection of existing residential amenity). 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 revised by the further plans and particulars received by the planning authority on the 21st day of February 2023, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The existing dwelling and the proposed extension shall be used solely as a single dwelling unit and shall not be subdivided in any way through sale, letting or by any other means.

Reason: To restrict the use of the extension in the interest of residential amenity and the proper planning and sustainable development of the area.

3. Drainage arrangement including the collection and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interest of sustainable drainage.

4. The developer shall take appropriate measures during the construction phase to ensure that no damage is caused to adjoining properties and repaired, where necessary, at the Applicant's expense.

Reason: In the interest of proper planning.

5. Site development and building works shall be carried out only between the hours of 0800 to 2000 Mondays to Fridays inclusive, between 0800 to 1600 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.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this *20* day of *March* 2024.

