



An
Bord
Pleanála

Board Order
ABP-317267-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60155

APPEAL by Paul O'Brien care of Shaw Consulting Engineers Limited of 1 Lower Mallow Street, Limerick against the decision made on the 10th day of May, 2023 by Limerick City and County Council to refuse permission.

Proposed Development: Retention of timber shed to front garden including all ancillary works at Creevagh Lodge, Ballinacourty, Lisnagry, County Limerick.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to its scale and size, its prominent location adjoining a public road, its siting forward of the front building line and its finishes which are out of keeping with the existing finishes of the dwelling on site, it is considered that the timber shed, would seriously injure the visual amenities of this rural countryside and would be contrary to the guidance for siting, design and materials set out in Limerick County Council Rural Design Advice for Individual Houses in the Countryside (July 2012) and referred to in the Limerick Development Plan 2022-2028 as relevant for domestic garages. The development proposed for retention would set an undesirable precedent for similar type development and consequently would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *11* day of *April* 2024