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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 2360672**

**Appeal** by Laura and Conor O'Neill care of Noel Kerley Associates Limited of 6 The Crescent, Limerick against the decision made on the 7<sup>th</sup> day of November 2023 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:** The demolition of existing side extension, the construction of a two-storey extension to the side of dwelling, new front porch and bay window, new rear garden shed/gym building, new front boundary wall with piers, gate and dished footpath and all ancillary site works at 8 Hazeldene Drive, Ennis Road, Limerick

**Decision**

Having regard to the nature of the condition 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 to AMEND condition number 9 so that it shall be as follows for the reason set out.**

## **Reasons and Considerations**

9. The proposed windows at first floor level in the side (north) elevation shall be as indicated in the drawing titled 'Side (North) Elevation' (drawing number 23.05.500/06) submitted with the grounds of appeal. The windows shall be fitted with frosted glass, the bottom two thirds of the windows shall be of a fully fixed design and the top one third only shall be openable.

**Reason:** To prevent overlooking of existing residential properties adjoining to the north and to allow for natural ventilation and daylight into the proposed ensuite and bathroom at first floor level.



**Tom Rabbette**

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

Dated this 12<sup>th</sup> day of August 2024.