



Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2360076

APPEAL by John Sheehy of Moreanane, Askeaton, County Limerick against the decision made on the 3rd day of November, 2023 by Limerick City and County Council to refuse permission.

Proposed Development: Retention of existing first floor extension and all associated site works, all at 5 James Street, Mallow Street Upper, 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 size and scale of development proposed for retention, and its proximity to site boundaries, it is considered that retention of the development would be an incongruous and visually obtrusive addition, would result in overdevelopment of the site and would give rise to an unsatisfactory standard of residential amenity for future and existing occupants of the house

by reason of inadequate provision of good quality open space. In addition, the development would, in itself and by the precedent established for such structures, cause serious injury to the residential and visual amenities of the area and would, therefore, be contrary Objective HO O3 and the Guidance outlined in Section 11.4.4.1.2 of the Limerick Development Plan 2022-2028 and the proper planning and sustainable development of the area.




Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of June 2024.