

An
Bord
Pleanála

Board Order ABP-319632-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24/60120

Appeal by David O'Keeffe care of Mark Patterson of 11 Aldworth Heights, Mallow, County Cork against the decision made on the 5th day of April, 2024 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: Erection of a domestic garage for the storing of recreational vehicle (Camper Van) and vintage cars and all associated site works at Rathnaneane, Newcastle West, County 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, as amended, to AMEND condition number 2 (a) so that it shall be as follows for the reason set out.

2. (a) The proposed garage shall have a maximum floor area of 115 square metres. Revised plans and elevational drawings showing compliance with this condition shall be submitted to the planning authority for written agreement prior to commencement of development.


Reason: In the interest of visual amenity, residential amenity and orderly development.

Reasons and Considerations

Having regard to the zoning objective of the area, as set out in the Limerick City and County Development Plan 2022-2028 and the Newcastle West Local Area Plan 2024, the pattern of development in the area, and the stated need by the applicant of the scale of the proposed development, it is considered that, subject to compliance with the amended condition 2(a) as set out above, the proposed development would not seriously injure the visual amenities, established character or appearance of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Marie O'Connor
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 30 day of October 2024.