



An
Bord
Pleanála

Board Order
ABP-319784-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 2460194

Appeal by Patrick and Mary Phelan of Clanmaurice Avenue, North Circular Road, Limerick against the decision made on the 30th day of April, 2024 by Limerick City and County Council to grant subject to conditions a permission to Chris and Niamh O'Gorman care of DK Architects of 13 Belfield Park, Ennis Road, County Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a garden store as constructed at 8 Lansdowne Terrace, Ennis Road, Limerick.

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

It is considered that the development proposed for development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of surrounding properties, and would comply with the relevant standards of the Limerick Development Plan 2022-28. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars submitted with the application except as may be otherwise required by the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this Order, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The construction of the garden store shall be completed in accordance with the plans and particulars submitted with the application within six months of the date of this Order.

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

3. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

4. Drainage arrangements including the attenuation 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.

5. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies, or horses, or for any other purpose other than a purpose incidental to the enjoyment of the dwelling on the application site.

Reason: In the interest of neighbouring residential amenity, and to clarify the extent of the permission.

6. The structure shall not be put to any commercial use or separated by lease or sale from the dwelling on the application site.

Reason: In the interest of neighbouring residential amenity, and to clarify the extent of the permission.



Tom Rabbette

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

Dated this 8 **day of** Oct. **2024.**