



An
Bord
Pleanála

Board Order ABP-319801-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60310

Appeal by Philip O'Donoghue care of Seamus McElligott Planning and Design Consultancy of Lombardstown, Caherconlish, County Limerick against the decision made on the 30th day of April, 2024 by Limerick City and County Council to refuse permission.

Proposed Development: Retention and completion of dwelling as constructed, including all associated site works from that previously approved under planning register reference number 14/1082. Permission is also sought for amendments to current layout namely reduction of part ground floor area to form open yard area and alteration of single storey roof at rear and side, including all associated site works, all at Main Street, Rathkeale, County Limerick.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature of the development and the planning history relating to the site, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and proposed development would not have an adverse impact on the amenities of adjoining properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 5th day of April, 2024, except as may otherwise be required in order to comply with 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission under planning register reference number 14/1082, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The front elevation shall be amended as follows:

- (a) render with wet dash plaster shall be used at first floor level,
- (b) hardwood timber doors and door sets shall be used,
- (c) six-over-six timber rise and fall sash windows shall be used,
- (d) natural slate shall be used for the roof, and
- (e) quoin stone detailing shall be used at either side of the front.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority with three months of the date of this Order.

Reason: In the interest of visual and protecting the character of the Architectural Conservation Area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 12 day of November 2024.