

An
Bord
Pleanála

Board Order ABP-319852-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60304

Appeal by Pat O' Connor and Nicole Cummins care of KM Solicitors LLP of 31 Fitzwilliam Square South, Dublin against the decision made on the 7th day of May, 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: Relocation and alteration of permitted domestic garage on site at Dunelm House, Caher Road, Islandduane, Mungret, 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 REMOVE condition number 2 and the reason therefor and to ATTACH a further condition so that it shall be as follows for the reason set out.

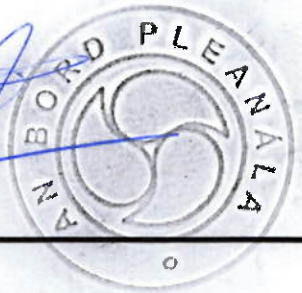
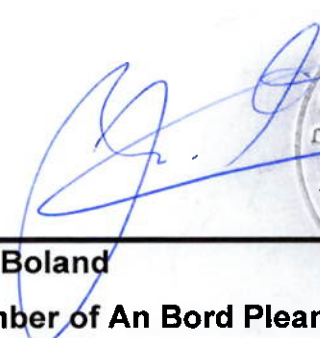
Further Condition

The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

Reasons and Considerations

Having regard to the residential use of the site, the pattern of development in the area, and the policies of the Limerick Development Plan 2022-2028, it is considered that, by reason of its nature, scale and design, and its location with respect to adjoining properties, the proposed relocation and alteration of the permitted garage would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or overshadowing.



Joe Boland

Member of An Bord Pleanála

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

Dated this *14th* day of *November* 2024.