

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council.

Planning Register Reference Number: 23/60862

Application for Leave to Appeal against the decision of the planning authority by Thomas O'Shaughnessy of Anglers Rest Public House, Carrowbane Beg, Loughill Village, County Limerick, having an interest in land adjoining the land in respect of which Limerick City and County Council decided on the 7th day of June, 2024 to grant subject to conditions a permission to Pat Noonan care of Kevin Kenneally of Main Street, Abbeyfeale, County Limerick.

Proposed Development: Demolition of existing single storey rear annex to existing building and decommissioning of existing septic tank system. Change of use of existing domestic house and store incorporating existing former retail area to new use as a shop, cafe and public house. Construction of a single storey rear extension to contain toilets, store rooms and ancillary areas with an outdoor covered space. Undertake internal and external modifications along with elevational changes to existing building. Construction of external spaces and outdoor seating and associated areas, external signage, the installation of an onsite mechanical effluent treatment system with polishing filter system with all associated site development works and site services at Carrowbane Beg, Loughill, County Limerick. The proposed development was

revised by further public notices received by the planning authority on the 14th day of May, 2024.

Decision

GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

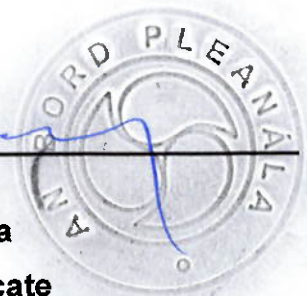
- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of conditions numbered 8 and 9 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of conditions numbered 8 and 9 will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 30th day of July 2024.