

An
Coimisiún
Pleanála

Commission Order

ABP-320232-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60565

Appeal by Anne Marie O' Hanrahan care of Richard M. O' Hanrahan of 78 Botanic Avenue, Glasnevin, Dublin against the decision made on the 25th day of June, 2024 by Limerick City and County Council to grant subject to conditions a permission to Ian Doran and Annette Pearse care of Carr Associates Architects Limited of Unit 3, Chapel Court, Cathedral Place, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of demolition of a metal guardrail to the existing 2nd floor terrace at the rear of the dwelling and replacement with a new glass guardrail and an aluminium faced planter. Replacement of existing single glazing with double-glazing for all existing windows and doors. The internal wall reconfiguration to accommodate minor changes to the internal layout. Construction of a new 15-square-metre single storey outbuilding ancillary to the dwelling to the rear of the site. New hard and soft landscaping to the front and rear of the site, and all associated site works above and below ground, all at Doonea, O'Connell Avenue, Limerick (a protected structure (NIAH reference number 21521072, RPS reference number 4060)).

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

Having regard to the design, nature and scale of the development proposed to be retained, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable and would be in accordance with the provisions of the Limerick Development Plan 2022-2028, would not seriously injure the residential and visual amenities of the area or the amenities of property in the vicinity, would not adversely impact on the character and setting of the protected structure, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 30th day of May, 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 in accordance with the agreed particulars.

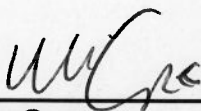
Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. The developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

3. The outbuilding shall only be used for storage purposes and purposes incidental to the enjoyment of the main dwellinghouse and shall not be used for commercial or habitable purposes.

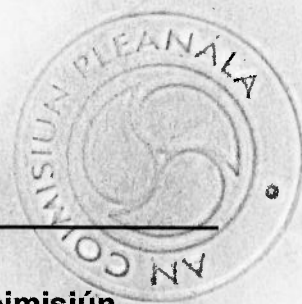
Reason: In the interest of visual and residential amenity.



Liam McGree

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 29th day of July 2025.