

An
Bord
Pleanála

Board Order
ABP-320807-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24254.

Appeal by Andy Blashkiv care of O'Connell Planning and Design Services of Hazelfield, Askeaton, County Limerick against the decision made on the 20th day of August, 2024 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for the construction of a section of side wall and a rear wall to the existing storage shed and also a mezzanine floor for storage purposes and all associated works at Knockane, Newcastlewest, County 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

Having regard to the existing residential and open space zoning objectives for the site, together with the policy guidance governing extensions/alterations to non-conforming uses, and to the planning policies, objectives and development standards of the Limerick County Development Plan 2022-2028, the nature, scale and design of the development proposed to be retained relative to the existing property and adjoining properties, and to the existing pattern of development in the wider area and the planning history for the permitted structure, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained is an acceptable form of development at this location and would not seriously injure the amenities of adjoining properties. The development proposed to be retained 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 submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development to be retained shall be restricted to use as a domestic garage/ store (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

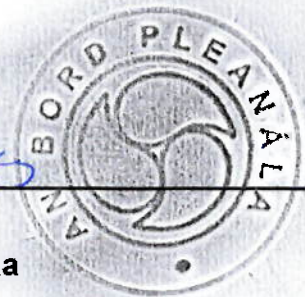
Reason: To protect the amenities of the adjoining properties.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this *07* day of *January* 2025.