

An
Coimisiún
Pleanála

Commission Order
ABP-322696-25

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60223

Appeal by Martin Ryan care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 13th day of May, 2025 by Limerick City and County Council to refuse permission.

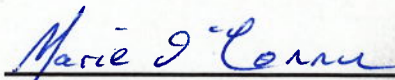
Proposed Development: Demolition of a recently constructed timber shed and construction of a pavilion to the rear garden of property for purposes of leisure facilities ancillary to the main dwellinghouse which is a protected structure at Springdale, Ennis Road, Limerick.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that, by reason of its overall design, scale and height, the proposed development would negatively impact on the special character and appearance of the existing dwelling which is listed as a protected structure (RPS reference number 3433) and that, by reason of its height, would be visible from the Ennis Road, would constitute an unduly prominent feature adjacent to the protected structure on the Ennis Road and part of the Lower Shelbourne Road Architectural Conservation Area, and would be contrary to Objective EH O50 (Work to Protected Structures) and Objective EH O53 (Architectural Conservation Areas) of the Limerick Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 08th day of October 2025.