



An
Coimisiún
Pleanála

Commission Order
ABP-322740-25

Planning and Development Acts 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60273

Appeal by Martin Killeen care of Lyons Designs Architectural Services of 14 Bellewood, Ballyneety, County Limerick against the decision made on the 23rd day of May, 2025 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: To retain the additional hard standing to driveway to create additional off-street parking, installation of a pedestrian gate on the existing side boundary wall to provide access to rear garden together with all associated site works at 124 Elm Park Avenue, Elm Park, Castletroy, Limerick.

Decision

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

Reasons and Considerations

1. Having regard to the width of the vehicular entrance exceeding the maximum permissible width of three metres and 50% of the width of the front boundary, as set out in Section 11.8.5 (Parking in Front Gardens) of the Limerick Development Plan 2022-2028, to the nature of the hardstanding area comprising of a non-porous concrete finish which does not allow for natural drainage, and to the extent of the hardstanding area covering the entire area to the front of the property, it is considered that the development proposed to be retained would be contrary to the standards set out in Section 11.8.5 of the development plan, would seriously injure the visual amenities of the area, would endanger public safety by reason of a traffic hazard and would set an undesirable precedent for favourable consideration of similar development proposals. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the pedestrian gate on the side boundary wall directly opening onto an area of open space, on the basis of the information submitted, it is considered that the applicant has not demonstrated sufficient legal interest or legal consent for the creation of this access point onto an area of open space. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Tom Rabbette

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

Dated this 25th day of Sept. 2025.