

An
Coimisiún
Pleanála

**Commission Order
ACP-323357-25**

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 25/60551

Appeal by Tim O'Dwyer and others of Saint Elizabeth, 18 Lifford Avenue, Ballinacurra, County Limerick against the decision made on the 1st day of August, 2025 by Limerick City and County Council to grant subject to conditions a permission to Abdur Razzak care of Noel Kerley Architects of 6 The Crescent, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: The construction of a vehicular/pedestrian entrance with sliding gate, piers and car park and all ancillary stie works at Naoveeda, 19 Lifford Avenue, Ballinacurra, 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 provisions of the Limerick City and County Development Plan 2022-2028, to the nature and scale of the development and to the existing pattern of development in this area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- (a) a vehicular entrance no wider than three metres and not more than 50% of the width of the front boundary in accordance with Section 11.8.5 of the Limerick Development Plan 2022-2028,
- (b) the height of the boundary wall, gate and piers lowered to a maximum height of one metre, and
- (c) the design and finish of the lowered wall, including capping, shall reflect that of the existing wall.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interests of traffic safety and visual and residential amenity.

3. The footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of the planning authority and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

Reason: In the interest of traffic safety.

4. Prior to the use of the entrance hereby approved, the applicant shall agree the removal of the section of on-street parking to the satisfaction of the planning authority and at the applicant's expense.

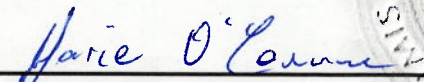
Reason: In the interest of traffic safety.

5. (a) All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to the planning authority are carried out. Full details of any such alternative arrangements shall be submitted to the planning authority and agreed prior to commencement of development.
- (b) All surface water run-off from roofs, entrances and parking areas within the site shall be collected and disposed of within the site to surface water drainage system and shall be discharged to soakaways. No such surface waters shall discharge onto adjoining properties or the public road.

Reason: To prevent flooding on the public road in the interests of amenity and traffic safety.

6. The design of the porch canopy shall be amended so that the section located over the protruding 'bay window' part of the façade is omitted. Details of the revised design shall be submitted to, and agreed in writing with, the planning authority prior to construction commencing.

Reason: In the interest of the visual amenity of the area.


Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 10 day of November 2025

