

An
Coimisiún
Pleanála

**Commission Order
PL-501230-LK**

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 26/29

Appeal by Neng Ming Xue and You Jie Lu against the decision made on the 1st day of April, 2026 by Limerick City and County Council to refuse permission.

Proposed Development: Changes to the development granted permission under planning register reference number 19/466 and planning register reference number 21/114 for retention of location of the house on site, retention of the single storey extension at the north-east corner of the permitted house and extension of the utility area to provide a plant room, retention of changes to fenestration on the north elevation of the utility room/wet room, retention of increase in ridge height of the east section of the house by 700 millimetres to a total height of 8.3 metres over finished floor level and of the west section by 300 millimetres to 6.3 metres over finished floor level, retention of change to dormer windows on the east and west elevations of the two-storey section from flat-roofed to pitched roof and

changes to cill height and window sizes, retention of an additional window to an en-suite bathroom on the east elevation, retention of an additional rooflight in the south-facing roof slope of the west section of the house, retention of non-construction of two chimneys and all associated site works, all at Singland, Dublin Road, Limerick.

GRANT permission for the above development 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 Development Plan 2022-2028, and the nature and scale of the development proposed to be retained on residential zoned land, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not form a dominant feature in the area, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be in accordance with the provisions of Section 11.4, Objective HO O3 and the 'Existing Residential' zoning objective of the development plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisún Pleanála on the 27th day of April, 2026, 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 within three months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission under planning register reference number 19/466, as amended by the permission under planning register reference number 21/114, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. The development proposed to be retained shall be amended as follows:

Pleached trees shall be planted along the south-east site boundary as indicated on the site layout plan received by An Coimisiún Pleanála on the 27th day of April, 2026. Details in this regard shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order. These shall include the following:

- (a) A plan to scale of not less than 1:500 showing the species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly of native species.
- (b) A timescale for implementation.
- (c) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development proposed to be retained shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

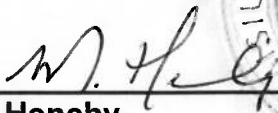
4. All bathroom and en-suite windows shall be fitted and permanently maintained with obscure glass.

Reason: In the interest of residential amenity.

5. The existing dwelling and the extension proposed to be retained shall be jointly occupied as a single residential unit and the extension proposed to be retained shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.
- Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Henchy

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

Dated this

28th

day of



2026.