

An
Coimisiún
Pleanála

**Commission Order
PL-501556-LK**

Planning and Development Act 2000, as amended

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 26/60374

Appeal by Paric and Simon O'Donnell against the decision made on the 26th day of May, 2026 by Limerick City and County Council to refuse permission.

Proposed Development: Retention of deck area to the rear of property for use as a walkway to a new escape stair which replaces the pre-existing escape stair along with retention of the changes to the windows and doors to the first floor, a new glazed privacy screen to replace the pre-existing escape walkway balustrade, a new glazed privacy screen to the rear of the retained deck, and a new window to the rear ground floor elevation, all at Main Street, Ballylanders, County Limerick.

Decision

GRANT permission for the above 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 nature, scale and design of the proposed development and development proposed to be retained, and the provisions of Objective HO O3 (Protection of Existing Residential Amenity), Section 11.4.4.1.2 (Rear/Side Extensions) and Section 11.4.4.5 (Living over the Shop) of the Limerick Development Plan 2022-2028, which requires a balance to be achieved between safeguarding the established character and amenities of the area and facilitating sustainable development, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be acceptable at this location, would not have a significant negative visual impact, would not seriously injure the residential amenities of the immediate vicinity or surrounding area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

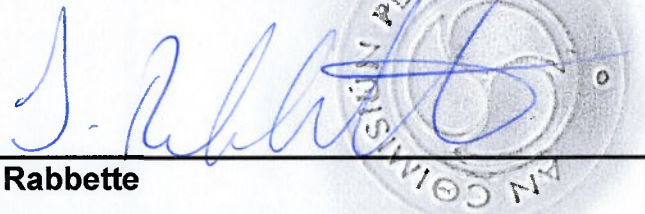
Reason: In the interest of clarity.

2. The temporary timber fence shall be removed, and the obscured glazed screens shall be installed within six months of the date of this Order.

Reason: Having regard to the nature of the development, the temporary nature of the timber fence panel and the proposed replacement of obscured glazed screens, it is considered appropriate to specify a timeframe for the carrying out of these works.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 22nd day of Sept. 2026.