



# Consulting

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<b>AN BORD PLEANÁLA</b>	
LDG-	_____
ABP-	_____
<b>03 NOV 2020</b>	
Fee: €	_____
Time:	<u>9.40</u> <u>RSK</u>

Our Project Ref 17-76

November 2, 2020

**Case Number: ABP-308358-20**  
**Planning Authority Reference Number: EC15-20**  
**Reference: Julie Ann Dowling**

Dear Sir/Madam,

Are client has requested that we response to your letter dated 8<sup>th</sup> Oct 2020. We note the following.

1. Limerick City & County Council granted the original retention extension planning reference 17/684.
2. An Bord Pleanála refused this grant but we note that the inspector recommended to grant the development subject to conditions.
3. Our client subsequently made a Section 5 application to Limerick City & County Council. This application was completed with a revised layout and is based on that fact that a garage or storage area to the side or rear of a house would be considered exempt development. The garage/storage area we consider, exempt under schedule 2 as a class one development which permits a garage or storage to the side of an existing house. The remainder of the extension is entirely to the rear of the existing house and under the floor area of the total extension is less than 40m<sup>2</sup>.
4. The revised plans takes the concerns of the Board into account, the floor area is reduced and all possibility of overlooking is entirely eliminated and the rear window omitted.

If you require any clarification, please do not hesitate to contact the undersigned.

Yours sincerely,

Ciarán Gallagher BEng, CEng, MIEI.