

**An
Bord
Pleanála**

**Board Direction
BD-019374-25
ABP-321686-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature and scale of the development proposed, it is considered that subject to compliance with the conditions set out below, the proposed development would not endanger public safety by reason of a traffic hazard, would not adversely impact on the residential amenities of the adjoining property, would be acceptable in terms of visual impact, and would otherwise be in accordance with the provisions of the Limerick Development Plan 2023-2029. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In relation to the one specific issue raised in the Inspector's recommended refusal reason, that being that the proposed development would endanger public safety by reason of a traffic hazard because of additional traffic movements the development would generate at a point where sightlines are restricted in a northerly direction, the Board is satisfied that the existing constrained configuration and short length of the cul-de-sac serving Deel Court to the north inherently restricts the speed at which vehicles can travel from this direction such that a relaxation of the desirable minimum stopping sight distance is acceptable in this instance. Furthermore, the Board considered that the proposed vehicular access is intended to serve one

dwelling house thus no significant additional traffic movements will be generated as a result of this development.

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. Details of the transfer of strip of land to the east of the proposed development to be agreed in writing with Limerick City and County Council.

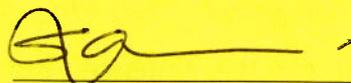
Reason: In the interest of clarity.

3. (a) The wall shall be constructed in brick to match the brick used in the existing dwelling or concrete block or similar durable materials and, if in concrete block, shall be suitably capped and rendered on the side facing Deel Court.

(b) Gates shall open inwards and not obstruct the public domain

Reason: In the interest of public safety

Board Member



Emer Maughan

Date: 03/04/2025