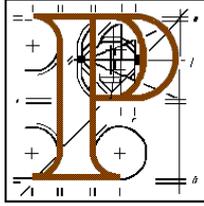


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Limerick City and County

Planning Register Reference Number: 14/1099

An Bord Pleanála Reference Number: PL 91.244757

APPEAL by Damien and Eileen Lee care of McElligott Consulting of 'The Paddock', Ballysally, Caherelly, Grange, Kilmallock, County Limerick against the decision made on the 24th day of March, 2015 by Limerick City and County Council to refuse permission.

PROPOSED DEVELOPMENT: Erection of dwelling, garage, entrance, wastewater treatment system and polishing filter at Baunmore, Ardpatrik, Kilmallock, County Limerick.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the site location within the 'Ballyhoura/Slieve Reagh' Landscape Character Area and the provisions of Objectives EH06 and EH08 and the design guidelines for residential development in rural areas as set out in Table 10.2 of the Limerick County Development Plan 2010-2016, and to the 'Rural Design Guide for Individual Houses in the Countryside', it is considered that the proposal to remove an extensive stretch of roadside boundary hedgerow to improve the sight distance at this location would alter the character and seriously injure the visual amenity of the area, would be contrary to the provisions of both the development and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the overall design and form of the proposed development, it is considered that the proposed dwellinghouse would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2015.