



Board Direction

Ref: 30.246035

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th, May 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS & CONSIDERATIONS

- (1) Notwithstanding the zoning objective afforded to the subject site, and having regard to the level of information submitted in support of the proposed development to date, the details of the existing traffic assessment, the requirements of the Design Manual for Urban Roads and Streets, the original master plan proposals in terms of access to the overall Racecourse site, the existing residential developments in the area and the potential impact of the proposed development and the traffic generated together with the already congested local road network, it is considered that the proposed development would endanger public safety by reason of a traffic hazard, particularly for residents and pedestrians and other vulnerable road users due to the increased traffic through Log na gCapall estate and would also contribute to traffic congestion within the local road network and would adversely affect the carrying capacity of South Circular Road and the Ballinacurra Road, the R526, an important traffic route for Limerick City by reason of the additional traffic resulting from the proposed development. It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

(2) It is considered that the proposed development would constitute piecemeal and premature development pending the provision of vehicular access to the site from Dock Road in accordance with an agreed Masterplan for the entire Greenpark Racecourse site. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 19th, May 2016
Paddy Keogh