



Board Direction

Ref: 91.246561

The submissions on this file and the Inspector's report and memorandum dates August 16th 2016 were considered at a Board meeting held on 31st August 2016.

The Board noted the submission from Department of Arts Heritage and the Gaeltacht and was satisfied that further circulation of this document for comment was not necessary.

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

Reasons and Considerations

1. The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Limerick County Development Plan 2010-2016 and the Rathkeale Local Area Plan, 2012-2018 and the documentation on file. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of satisfactory information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, a grant of permission would run contrary to the intentions of Objective IN 035 of the County Development Plan, 2010 and the national guidelines in relation to flood risk management (full title). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed layout of development on site would not offer adequate private amenity open space to the occupants of the existing house on site or of the proposed dwelling, and would therefore seriously injure the residential amenities of the future residents and set a poor precedent in terms of creating a sustainable housing stock. Furthermore the development as proposed would result in an excessive amount of paved surfacing

that would detract from the visual amenity of this site located. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. The development site is in a sensitive location due to its proximity to protected structures, riverside public amenities and its location within the town ACA. In the absence of an appropriate conservation report to guide the nature and design of development proposed, the board is not satisfied that the proposed development pays adequate attention to protection of the built heritage and character of the area, in accordance with the objectives of the Limerick County Development Plan 2010-2016 and the Rathkeale Local Area Plan, 2012-2018

Board Member: _____ Date: 31st August 2016
Conall Boland

Note: the matters raised by Irish Water in their submission to Limerick County Council in relation to the need to identify and protect any public services crossing the site would need to be addressed in any future planning application for the site.

Please issue a copy of this direction with the Board Order.

A copy of the submission made by the DAHLG (received 8th August 2016) should also be issued to the parties with the decision for information.