



An
Bord
Pleanála

Board Direction
PL91.248020

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 15th 2017.

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

Reasons and Considerations

Having regard to the location of the site and the pattern of development in the vicinity, and having regard to the scale and layout of the proposed development, and the planning history of the subject site and of the wider Limerick Racecourse lands, it is considered that the proposed development would:-

- Provide for a road and estate layout which would not be conducive to pedestrian safety and would generally fail to comply with the overall design approach and requirements set out in the Design Manual for Urban Roads and Streets (DMURS), issued in March 2013;
- Conflict with the provisions of the current Development Plan for the area and with the minimum standards set out in the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, as published by the Department for the Environment, Heritage and Local Government in December 2008;
- Result in an inadequate quantity and quality of public open space to serve the proposed development, and

- Give rise to a substandard level of residential amenity for future occupiers.

The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area, would be contrary to these Ministerial Guidelines, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15th June 2017

Philip Jones