



An
Bord
Pleanála

Board Direction
BD-00018-18
ABP-300058-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2018.

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

Reasons and Considerations

1. It is considered that the development would contravene the terms and conditions of the parent planning permission for the overall residential estate, (Planning Authority reference 93/770285), under which the land the subject of this application was set out as an area of open space serving the overall estate. Notwithstanding information submitted in respect of the current ownership of the piece of land, it is considered a grant of planning permission in this instance would erode the open space amenities enjoyed by this established residential estate and would set an undesirable precedent for similar type developments in this mature and estate. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the character and layout of overall residential estate development, it is considered that the development if permitted, would result in the loss of an existing area of open space. While this open space is passive in nature it provides a visual buffer and such areas cumulatively

contribute to the overall quality of the environment. The proposed development would, therefore, be contrary to the policies of the Limerick City Development Plan, 2010-2016 (as extended), specifically Policy LBR.12 (which aims to protect existing green areas and public open spaces, to provide for the passive and active recreational needs of the population) and Policy LBR.14 (which aims to protect, retain, improve and provide for areas of public open space for recreation and amenity purposes). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development would introduce a high boundary wall in close proximity to a road junction within this established residential estate, and would impinge to an unacceptable extent on the sight lines available to car users approaching this junction. The proposed development would therefore endanger public safety by reason of traffic hazard.

Board Member

Date: 31/01/2018

Conall Boland