



An  
Bord  
Pleanála

**Board Direction**  
**BD-000628-18**  
**ABP-300239-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on **05/07/2018**.

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

### **Reasons and Considerations**

1. The site of the proposed development is located on lands zoned 'Existing Residential' in the Abbeyfeale Local Area Plan 2014-2020. The purpose of this zoning is to ensure that new development is compatible with adjoining uses and to protect the amenity of existing residential areas. Car repair facilities are generally not permitted within this zone. Furthermore, it is a provision of the Plan relating to small scale business in residential areas that uses which might negatively impact on residential amenity, such as the repair of vehicles, will not be permitted in a residential area. It is considered that the proposed development, which seeks to intensify the garage use and increased external storage of vehicles, would contravene the zoning objective, would conflict with the provisions of the Plan relating to small scale business within residential areas, and would result in significant adverse impacts on the amenity of residential properties in the area by way of noise, vehicular traffic movements, and adverse visual impacts. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contravene a condition attached to the existing parent planning permission which governs the development on this site, namely condition number 3 attached to the permission granted by Limerick County Council under planning register reference number 08/1847, which prohibited further expansion/intensification of the existing business or any other commercial development on the lands.
3. It is considered that the intensification of vehicular traffic and traffic turning movements associated with the proposed development would endanger public safety by reason of traffic hazard due to the road serving the site being seriously substandard in terms of width and alignment.

**Board Member**

**Date:** 05/07/2018

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John Connolly