



An
Bord
Pleanála

Board Direction
BD-000621-18
ABP-300757-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 26th 2018.

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 restricted site area of this backland site, which is further constrained by the permitted development of four detached dwellings on the adjacent sites to the north and east and by the proximity of existing residential property to the south, it is considered that the proposed development would result in overdevelopment of the site, which would seriously injure the residential amenities of these properties by reason of overlooking and overbearing impact, and would result in inadequate useable private amenity space for the future occupiers of the site. Furthermore, by reason its form and bulk, and the proximity of the proposed structure to the site boundaries, it is considered that the design of the proposed development would be of poor quality and would be unacceptable in its context. The proposed development would, therefore, be contrary to the provisions of the Rathkeale Local Area Plan (2012-2018 as extended) and the Limerick County Development Plan 2010-2016 (as extended) and to the proper planning and sustainable development of the area.

Board Member

Date: 3rd July 2018

Philip Jones