



An
Bord
Pleanála

Board Direction
BD-000728-18
ABP-301264-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2018.

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 proposed development would contravene materially conditions attached to previous permissions for development, namely, Condition No. 2(d) of the planning permission granted by the Board on the 21st day of December 2009, under Reference PL13.234306, and of the terms of Condition No. 4 of the planning permission granted by the planning authority on the 28th day of September 2017 under Reg. Ref. 16/1154 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the siting of the proposed apartment block and creche facility in close proximity to the M7 motorway, it is considered that the proposed development would result in unacceptable noise levels at the external facades of the proposed apartments, notwithstanding the proposed mitigation measures, and in the outdoor amenity areas of both the residential development and of the creche facility, which would seriously injure the amenities of the apartments and of the creche facility, and would result in inadequate useable outdoor amenity space for the future occupiers of the site. The proposed development would, therefore, be contrary to the provisions of the Castletroy Local Area Plan (2009-2015 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: 19/07/2018

Terry Ó Niadh