



An  
Bord  
Pleanála

**Board Direction**  
**BD-003950-19**  
**ABP-304307-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2019.

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

#### **Reasons and Considerations**

1. Having regard to the open plan nature of the housing estate of which the proposed development forms an integral part, the design concept of which is based on open plan front gardens with no boundary walls or fences, it is considered that the proposed development which would introduce a wide vehicular gateway and an associated expanded driveway to the front of the dwelling would result in additional parking areas which would detract from the character of the housing estate and would seriously injure the visual and residential amenities of the properties in the vicinity. 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.
2. The proposed development is in an area which is at risk of flooding, by reference to the current Local Area Plan for Rathkeale. The Board is not satisfied, on the basis of the information lodged with the planning application and the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. The proposed development would therefore be prejudicial to public

health and contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 03/09/2019

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Michelle Fagan