



An
Bord
Pleanála

Board Direction
BD-004878-20
ABP-305441-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2020.

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

Reasons and Considerations

1. Under the Limerick County Development Plan 2010 – 2016, which remains the relevant operative development plan, the amount of private open space that would accompany the proposed dwelling houses would fall short of the minimum specified for dwelling houses in inner suburban locations, such as that of the site, and so the proposal would fail to provide a satisfactory standard of amenity to future occupiers and it would contravene the Development Plan. It would thus be contrary to the proper planning and sustainable development of the area.

2. Under the Limerick County Development Plan 2010 – 2016, which remains the relevant operative development plan, the number of car parking spaces would fall short of the number required to serve dwelling houses in inner suburban locations, such as that of the site. Overspill on-street car parking would be likely to ensue leading to obstruction and congestion on Woodlawn Park. The proposal would thus fail to uphold good traffic management principles and it would contravene the Development Plan. It would thus be contrary to the proper planning and sustainable development of the area.

3. The applicant has submitted insufficient information to establish that the proposal would be capable of being served by satisfactory on-site surface water drainage arrangements. Thus, to accede to it in these circumstances would be premature and may heighten the risk of flooding from the public sewer. Accordingly, this proposal would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 09/01/2020

Terry Ó Niadh