

An
Bord
Pleanála

Board Direction
BD-008038-21
ABP-307632-20

The submissions on this file and the Inspector's report were considered at Board meeting held on 24/08/20, 09/11/20 and 28/04/2021.

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

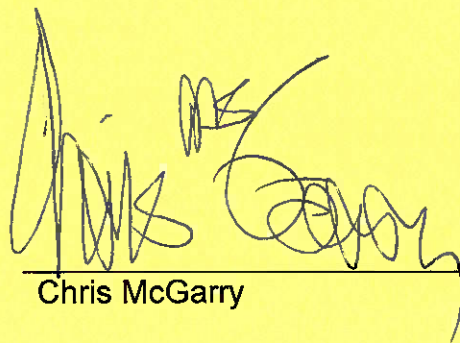
Reasons and Considerations

Having regard to the residential zoning objective for the site, the current provisions of the Limerick City Development Plan 2010-2016, as extended relating to density and the provisions of 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' published by the Department of Environment, Heritage and Local Government, in May 2009, and making allowance for the constraints imposed on part of the overall subject site in terms of flood risk and thus accounting for the reasonable net developable area suitable for dwellings, it is considered that the proposed development would not be of a sufficiently high density to provide for acceptable efficiency in the use of zoned, serviced land, located proximate to Limerick City Centre and to established social and community facilities, and would not conform to the minimum net densities of 35-50 units per hectare recommended in the Development Plan and as set out in the Guidelines and noting that the Guidelines state that developments of net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares. The proposed development would, therefore, be contrary to the provisions of the City Development Plan, contrary to the

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

Note: The Board noted the reason for refusal relating to flood risk, as recommended by the Inspector. However the Board determined, by reference to the totality of information on the file that the net area of the site upon which the residential dwellings were proposed, was not vulnerable to flood risk and that this net development area would otherwise be suitable to accommodate housing, subject to the overall provisions of the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 29/04/2021