



An
Bord
Pleanála

Board Direction
BD-009253-21
ABP-310270-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2021.

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 Sustainable Residential Development in Urban Areas Guidelines and the Limerick City Development Plan 2010 – 2016 (as extended), the Board considered that, due to the siting, size, and design of the proposed dwelling house, and, in particular, to its proximity to the dwelling houses at No. 48 Avondale Drive and the existing dwelling house on the site at No. 49 Avondale Drive, the proposed development would be overbearing and unduly dominant and it would lead to a loss of light, through overshadowing and the obstruction of direct sunlight, at these existing dwelling houses. Furthermore, the measures incorporated within the design of the dwelling house to mitigate against overlooking would appear anomalous and incongruous. Consequently, the proposal would seriously injure the amenities of residential properties in the vicinity of the site and, therefore, it would be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 14/10/2021