



An
Bord
Pleanála

Board Direction
BD-011775-23
ABP-312534-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within Flood Zone A, the nature of the proposed development, and the Limerick Development Plan 2022-2028, in particular, Section 7.3 of the Strategic Flood Risk Assessment which refers to Caherdavin/Moyross and states that, "where there is existing residential zoning within Flood Zone A or B, new development should be limited to minor development only with no new development permitted within this area." Therefore, the proposed development of 50 no. apartments would be contrary to this provision of the current Development Plan.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the development plan in place at the time of the Inspectors assessment has been replaced by the Limerick Development Plan 2022-2028 which came into effect on the 29th of July 2022 and imposes limitations on the scale of development on this site.

Board Member


Michelle Fagan

Date: 10/02/2023

