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Bord  
Pleanála

**Board Direction**  
**BD-011940-23**  
**ABP-312799-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2023.

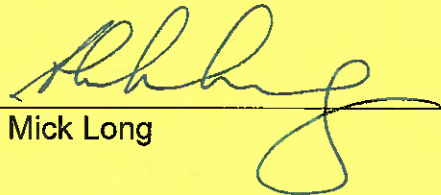
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Notwithstanding the location of the subject site within the town of Rathkeale, or the planning history associated with the wider residential area, the Board is not satisfied that the applicant has adequately demonstrated appropriate proposals for the disposal of surface water associated with the development and it is concluded that there is a significant deficit in the infrastructure required to service the proposed development.

In the absence of an appropriate and viable surface water drainage network as required in the parent permission for the overall Castlevue Park development site at Monks Hill, the development is premature, would contravene stated objectives of the Rathkeale Local Area Plan 2023-2029 Objective KI O4, CC O3 and the Limerick County Development Plan 2022-2028 Objective IN O12 Surface Water and SuDS refer, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 23/03/2023