

An
Bord
Pleanála

Board Direction
BD-012892-23
ABP-313096-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2023.


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

Reasons and Considerations

1. The subject site is located on lands zoned Enterprise & Employment under the provisions of the Limerick Development Plan 2022-2028, which has the objective "to provide for and improve general enterprise, employment, business and commercial activities". Student Accommodation is not permitted within lands zoned Enterprise & Employment. The proposed development would, therefore, be incompatible with the Enterprise & Employment development objective indicated in this development plan for the zoning of land, and would, therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development Student Accommodation, the location of the subject site within Flood Zone A and Flood Zone B, the Board is not satisfied that the proposal would be in accordance with the provisions of Policy CAF P5 Managing Flood Risk of the Limerick Development Plan 2022-2028 to protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate lands, in accordance with The Planning System and

Flood Risk Management Guidelines for Planning Authorities 2009 and the guidance contained in Development Management Standards and the Strategic Flood Risk Assessment (SFRA). Accordingly, the proposed development, would constitute an unacceptable risk of flooding, would conflict with the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Board Member



Peter Mullan

Date: 13/07/2023