



An
Bord
Pleanála

Board Direction
BD-012539-23
ABP-313242-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

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

Reasons and Considerations

Having regard to

1. the provisions of the Limerick Development Plan 2022-2028,
2. development proposed in an area zoned "Existing Residential" with the objective to provide for residential development, protect and improve existing residential amenity,
3. development management standards in the Development Plan in relation Residential Development - Design, Principles and Standards, and
4. part of the proposed development site along its southern boundary located within the Lower River Shannon SAC and Objective EH O1 of the Development Plan ensuring projects/plans will not be permitted unless they comply with Article 6 of the Habitats Directive,

it is considered that the design, layout and scale of the development proposed did not have sufficient regard to the setting of the site in terms of site elevations and the impact of the proposed development on levels of privacy and amenity, including consideration of overlooking, of adjoining sites. In light of the proximity of the Lower River Shannon Special Area of Conservation to the works proposed, the Board also considered that sufficient details regarding site access and construction methodologies are relevant to the reasoned consideration of likelihood of significant effects on the European Site.

In deciding not to accept the Inspector's recommendation to grant permission, the Board were not satisfied the development proposed would not unduly impact surrounding properties or adjacent European Sites.

Board Member

Eamonn James Kelly

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Date: 22/06/2023