

An  
Bord  
Pleanála

**Board Direction**  
**BD-014414-23**  
**ABP-314651-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2023.

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

#### **Reasons and Considerations**

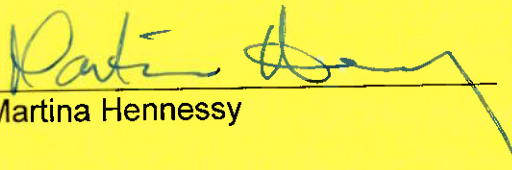
The road network serving the site is considered sub-standard in width and alignment, and has insufficient capacity to accommodate the additional traffic likely to result from the development. The proposed development would endanger public safety by reason of traffic hazard because the traffic movements generated by the proposed development, where sightlines are restricted, would interfere with the safety and free flow of traffic on the public road. The proposed development would therefore contravene policy TR P11 as set out in the Limerick Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

In not agreeing with the Inspector's reasons for refusal, the Board concurred with the planning authority that the applicant complied with housing need policies for the area as set out in the Limerick Development Plan 2022-2028. However, the Board shared the planning authority's view that the road network serving the site is substandard in width and alignment, and the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board considered that the application had not satisfactorily addressed the potential of the proposed development to contribute to urban sprawl and ribbon development in a rural area, contrary to relevant provisions of the current development plan and Sustainable Rural Housing Guidelines. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

**Board Member**

  
Martina Hennessy

**Date:** 01/11/2023