



An
Bord
Pleanála

Board Direction
BD-015650-24
ABP-317073-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of its siting on the relatively elevated open agricultural field would result in a discordant feature which would fail to adequately integrate into the landscape, would result in a coalescence of development to further exacerbate the pattern of ribbon development at this location and, combined with the need to lower/remove an extensive amount of mature roadside hedgerows and trees, would fail to meet the normal planning and environmental criteria contrary to Objective HO O21 Rural Areas Elsewhere. Furthermore, the proposed development would contravene the policies contained in the Sustainable Rural Housing Guidelines (2005) and the Limerick Development Plan (2022-2028) Table DM 5: Design Guidelines for Rural Houses in respect to ribbon development and contravene the specific objectives for the designated Landscape Character Area (LCA 07 Southern Uplands) which seeks to retain existing landscape features. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed lowering and removal of an extensive amount of mature roadside vegetation the proposed development would seriously

injure the visual amenities of the designated views and prospects (Map 6.2 of the Limerick Development Plan 2022-2028) contrary to Objective EH O31 of the Limerick Development Plan 2022-2028.

Board Member Eamonn James Kelly **Date:** 01/03/2024
Eamonn James Kelly

Note

The Board had regard to the Inspector's assessment with respect to the adverse impact on the biodiversity value of the area; however, the Board noted that Objective EH O10 also makes provision for survey, mitigation and management measures in the event that hedgerow removal is proposed. However, given the substantive reasons for refusal the Board decided not to seek further submissions and information from the Parties regarding this matter.

The Board also had regard to the Inspector's recommended refusal on the basis the proposed development is contrary to Objective EH P9 of the Limerick Development Plan 2022-2028. However, the Board noted this policy objective while similar to policy objective EH O36 in the previous Development Plan under which the application was originally made and assessed does differ significantly and may therefore be considered a new issue. However, given the substantive reasons for refusal the Board decided not to seek further submissions and information from the Parties regarding this matter.

The Board considered the Inspector's assessment and recommended refusal on the basis of traffic hazard and wastewater treatment. The Board regarded these as new issues; however, given the substantive reasons for refusal the Board decided not to seek further submissions and information from the Parties regarding this matter.