

An
Bord
Pleanála

Board Direction
BD-018341-24
ABP-317756-23

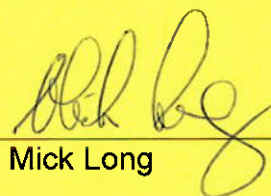
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2024.

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

Reasons and Considerations

Having regard to the overall scale, elevation and position of the proposed development in very close proximity to and prominent to part of existing Block A on site, the Board was not satisfied that the proposed development would comply with Objective HO 08 Student Accommodation of the Limerick Development Plan 2022-2028, which states that all forms of student accommodation shall respect and protect the existing residential amenities of the area nor with Section 11.4.4.7 Student Accommodation of the said plan, where student accommodation will not be permitted where it would have a detrimental effect on established residential amenities. In the absence of detailed analysis, the Board was not satisfied the proposed development would not adversely impact on the residential amenities of Block A due to overshadowing and overbearance impacts and furthermore that the extensive fenestration on the western facade of the proposed development would be prejudicial to the development potential of the adjoining site. The proposed development would, therefore, be contrary to the provisions of the Limerick Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 02/12/2024