

An
Bord
Pleanála

Board Direction
BD-016722-24
ABP-318435-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

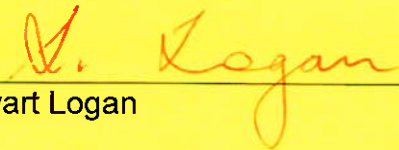
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the information submitted with the application, the Board was not satisfied that the proposed subdivision of the existing permitted dwelling unit would provide adequate and satisfactory arrangements for private amenity/open space, parking and waste disposal facilities for the resultant two individual dwelling units. It is considered that the proposed sub-division would be contrary to the requirements of section 11.4.4.2 of the Limerick City and County Development Plan 2022-28 and would be seriously injurious to the established amenities of existing residents of the development and therefore contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the assessment of the Inspector that there was sufficient clarity in relation to the provision of private amenity/open space, parking and waste disposal facilities specifically related to the sub-division of the existing residential unit into two independent properties.

Board Member


Stewart Logan

Date: 19/06/2024

Note:

The Board also noted that the site is within a 'Rural Area under Strong Urban Influence' under section 4.4 of the Limerick City and County Development Plan 2022-28 and that the proposed sub-division may need to be considered in the context of the Rural Housing Category 1 policy of the Development Plan. However, given the substantial reason for refusal above, the Board decided not to pursue this issue further.