

An
Bord
Pleanála

Board Direction
BD-017414-24
ABP-318721-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2024.

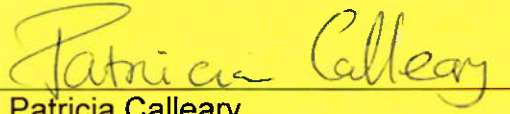
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that sufficient information has not been provided with respect to the 'as built' roadway design, surface water design calculations and surface water management of same to demonstrate that the surface water would be managed such that it shall be collected and disposed of within the site and would not discharge onto adjoining properties. Furthermore, it is considered that insufficient details have been provided to determine whether it would be possible to dispose of the surface water in a manner that will achieve the control of run-off quantity and quality while enhancing amenity and habitat contrary to Objective IN O12 Surface Water and SuDS of the Limerick Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the application documentation and the applicant's response to the appeal does not include a sufficient justification for the need of a roadway of such an excessive width and scale, solely for existing agricultural purposes serving only three fields with no farmyard or farm buildings, within the open unzoned landscape of this designated 'Agricultural Lowlands' area of Limerick. The scale and extent of works at this location have not been justified and would,

therefore, constitute haphazard development and would not be acceptable in principle. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 05/09/2024