



An
Bord
Pleanála

Board Direction
BD-017573-24
ABP-319142-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2024.

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

Reasons and Considerations

1. It is considered that the scale, mass and position of the development for which retention permission is sought is oversized for a domestic garage and is visually discordant within the curtilage of the established dwelling. In this regard the proposed development would be inconsistent with Section 11.4.6 (One-off Housing in the Countryside) set out in Chapter 11 Development Management Standards of the Limerick Development Plan 2022-2028 which requires that the scale, height, design and siting of a house be sensitive to its surroundings and visually integrate with its rural landscape, and with Limerick's Rural Design Advice for Individual Houses in the Countryside 2012 which aims to avoid over-scaled additions to houses.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a westerly direction. In this regard, the proposed development would materially contravene Objective TR 037 a) - Land Uses and Access Standards of the Limerick Development Plan 2022-2028 which requires that accesses onto non-national roads meet the appropriate design and safety standards.

Notes: (i) The Board noted that the inspector's first reason for refusal related to current and previous enforcement notices in relation to the development. The Board considered that planning enforcement is a separate matter and did not include this as a ground for refusal.

(ii) The Board noted that the inspector's second reason for refusal related to the development being in conflict with policy objectives relating to a commercial development, and that while the Board agreed with the inspector's assessment in this regard, the application for the development for which retention permission is sought relates to a change of use from commercial facility/garage to personal use and the Board therefore did not include this as a ground for refusal.

Board Member

Mary Gurrie
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Date: 25/09/2024