

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 15/773

An Bord Pleanála Reference Number: PL 91.245866

APPEAL by Con Mullane care of Seamus McElligott of 5 High Street, Caherconlish, County Limerick against the decision made on the 16th day of November, 2015 by Limerick City and County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of dwelling, entrance and effluent treatment system at Croagh Commons, Rathkeale, County Limerick.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the location of the site within the preferred route corridor for the proposed Foynes to Limerick Road Improvement Scheme, it is considered that the proposed development would be premature pending the determination by the road authority of a road layout for the area, and would contravene Objective IN O13 (Reservation of Corridors for Major Road Improvements) and Objective IN O21 (Promotion of Improvements to the N69 Limerick to Foynes) as set out in the Limerick County Development Plan 2010-2016, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective IN 09 of the planning authority, as set out in the Limerick County Development Plan 2010-2016, seeks to ensure that development on sub-standard roads will only be considered in exceptional circumstances. Having regard to the location of the site on a minor road that is seriously sub-standard in terms of its narrow width and surface condition, and the failure to demonstrate that exceptional circumstances apply in this case, it is considered that the proposed development would contravene the stated objective of the Development Plan, and would, therefore, be contrary to the proposed planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.