

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Limerick City and County**

**Planning Register Reference Number: 15/428**

An Bord Pleanála Reference Number: PL 91.246035

**APPEAL** by The Limerick Race Course Company PLC care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 11<sup>th</sup> day of December, 2015 by Limerick City and County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of 110 number housing units (comprising 31 number four bed detached units, 72 number four bed semi-detached units, four number three bed semi-detached units, three number three bed terrace units, accessed from the South Circular Road, filling of lands in certain areas (for which a waste license may be required) to allow housing to be constructed at the specified finished floor levels detailed on the application drawings, site development works, services infrastructure, landscaping and all associated site works at former Greenpark Racecourse, Dock Road, 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. Notwithstanding the zoning objective afforded to the subject site, and having regard to the level of information submitted in support of the proposed development to date, the details of the existing traffic assessment, the requirements of the Design Manual for Urban Roads and Streets, the original master plan proposals in terms of access to the overall Racecourse site, the existing residential developments in the area and the potential impact of the proposed development and the traffic generated together with the already congested local road network, it is considered that the proposed development would endanger public safety by reason of traffic hazard, particularly for residents and pedestrians and other vulnerable road users due to the increased traffic through Log na gCapall estate and would also contribute to traffic congestion within the local road network and would adversely affect the carrying capacity of the South Circular Road and the Ballinacurra Road, the R526, an important traffic route for Limerick City by reason of the additional traffic resulting from the proposed development. It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would constitute piecemeal and premature development pending the provision of vehicular access to the site from Dock Road in accordance with an agreed Masterplan for the entire Greenpark Racecourse site. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2016.**