

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Limerick City and County**

**Planning Register Reference Number: 15/729**

An Bord Pleanála Reference Number: PL 91.246210

**APPEAL** by Dan O'Flynn of O'Flynn's Centra of Bruff, County Limerick against the decision made on the 2<sup>nd</sup> day of February, 2016 by Limerick City and County Council to grant subject to conditions a permission to Catherine Reardon care of Pat Boyce of Farihy, Dromcollogher, County Limerick.

**PROPOSED DEVELOPMENT:** Demolition of the existing service station and shop and construction of a new service station which will include: construction of a new forecourt canopy, a retail shop to include a deli and coffee area, stores and freezer rooms, maintenance room, managers, accounts and staff offices, customer and staff toilets, staff canteen, electric vehicle charging point, air and water service area, car wash, vehicle parking and all associated works at Hollycross, Bruff, 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**

While accepting the principle of a replacement retail and filling station facility at this location, the Board considered that the proposed development, in view of its unsympathetic design and extensive footprint and road frontage would contravene Objectives EH O11 and EH 06 of the Limerick County Development Plan 2010-2016 which seek, respectively, to safeguard the visual amenity of the Lough Gur Character Area by, inter alia, restricting development, and to minimise the removal of roadside boundaries. The Board does not consider that exceptional circumstances apply in the present case which would justify deviation from these objectives. Accordingly, the Board considered that the proposed development would materially contravene objectives indicated in the Limerick County Development Plan 2010-2016 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would be a contravention of the Limerick County Development Plan 2010-2016 for the reasons stated.

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

**Dated this            day of            2016.**