

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 15/176

An Bord Pleanála Reference Number: PL 91.246388

APPEAL by Robert Richardson of 35 Westfield Park, North Circular Road, Limerick and by others against the decision made on the 8th day of March, 2016 by Limerick City and County Council to grant subject to conditions a permission to The Estate of Nancy O'Brien care of Jimmy Dundon of 44 Old Windmill Court, Lower Gerald Griffin Street, Limerick.

PROPOSED DEVELOPMENT: Construction of four number houses (two blocks-semi-detached) with new entrance at Westfields, connection to public sewer and all ancillary site works at Westfield House, North Circular 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

On the basis of the information provided with the application and the appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on the Lower River Shannon Special Area of Conservation (Site Code 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code 004077), in view of the conservation objectives for those sites. In such circumstances, the Board is precluded from giving further consideration to a grant of planning permission.

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

Dated this day of 2016.