

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Limerick City and County

Planning Register Reference Number: 16/422

An Bord Pleanála Reference Number: PL 91.246981

APPEAL by Seamus Hayes care of Adam Kearney Associates of 56 Siul na hAbhann, Mill Road, Corbally, Limerick against the decision made on the 11th day of July, 2016 by Limerick City and County Council to refuse permission.

PROPOSED DEVELOPMENT: (a) Permission for site development works which will consist of a new vehicular/pedestrian access, internal roads and footpaths, open space area, connection to all utilities including foul and storm water infrastructure, public lighting, boundary treatment, landscaping and all ancillary site works and (b) outline permission for six number serviced residential sites at Rathmale, Mungret, County Limerick.

DECISION

REFUSE permission and outline 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

The majority of the site where the serviced sites are proposed is zoned agriculture in the Southern Environs Local Area Plan 2011–2017 (extended until May 2021) and where the objective is to ensure the protection and retention of agricultural uses, from urban sprawl and ribbon development and to provide for a clear physical demarcation to the adjacent urban area and where dwellings will be considered for the long-term habitation of farmers and their sons or daughters and subject to the terms and conditions of the rural housing policy as set out in the Limerick County Development Plan. The proposed development would materially contravene the zoning objective of the said Development Plan and would, therefore, be contrary to the proper 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.