

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Limerick City and County**

**Planning Register Reference Number: 16/908**

An Bord Pleanála Reference Number: PL 91.248020

**APPEAL** by Richard Kirwan and Ailbhe Kenny of Villa Maria, Greenpark Avenue, South Circular Road, Limerick and by William Murphy of 5 Greenpark Avenue, South Circular Road, Limerick against the decision made on the 26<sup>th</sup> day of January, 2017 by Limerick City and County Council to grant subject to conditions a permission to M. A. Ryan and Sons care of Gilleece McDonnell O'Shaughnessy Limited of Cyprus House, Cyprus Avenue, Dooradoyle Road, Limerick.

**PROPOSED DEVELOPMENT:** Construction of a housing development of 26 number residential dwellings consisting of 10 number detached dwellings and 16 number semi detached dwellings with associated site roads and infrastructure together with the upgrade of Greenpark Avenue consisting of the installation of speed ramps, the realignment of the junction of Greenpark Avenue and South Circular Road with speed ramps at each approach, all at Greenpark Avenue, South 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

Having regard to the location of the site and the pattern of development in the vicinity, and having regard to the scale and layout of the proposed development, and the planning history of the subject site and of the wider Limerick Racecourse lands, it is considered that the proposed development would:-

- provide for a road and estate layout which would not be conducive to pedestrian safety and would generally fail to comply with the overall design approach and requirements set out in the Design Manual for Urban Roads and Streets (DMURS), issued in March 2013;
- conflict with the provisions of the current Development Plan for the area and with the minimum standards set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (Cities, Towns and Villages), as published by the Department of the Environment, Heritage and Local Government in May, 2009;
- result in an inadequate quantity and quality of public open space to serve the proposed development, and
- give rise to a substandard level of residential amenity for future occupiers.

The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area, would be contrary to these Ministerial Guidelines, and 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                      2017.**