



An
Bord
Pleanála

**Board Order
PL 91.249284**

Planning and Development Acts 2000 to 2017

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/531

Appeal by Martin White of Rosslodge, Clonshire, Adare, County Limerick against the decision made on the 8th day of September, 2017 by Limerick City and County Council to grant subject to conditions a permission to Jake Bell care of Maurice Meskell, Meskell Consulting Engineers of Coolcappa, Ardagh, County Limerick.

Proposed Development: Construction of a new dwellinghouse, site entrance, wastewater treatment system, percolation area and all associated site works at Clonshire Beg, Adare, County Limerick.

Decision

REFUSE permission for the above proposed development in accordance with 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. The site is accessed via a local road, substandard in width and alignment in close proximity to a crossroads and a number of existing access points that serve a number of residential, agricultural and agri-tourism related properties and landholdings. Because of this and the lack of adequate sightlines in a southerly direction onto the adjoining local road to the east, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

