

## **Board Order PL 91.249305**

Planning and Development Acts 2000 to 2017

**Planning Authority: Limerick City and County Council** 

Planning Register Reference Number: 17/642

**Appeal** by Thomas Kealy care of Seamus McElligott of 5 High Street, Caherconlish, County Limerick against the decision made on the 28<sup>th</sup> day of August, 2017 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development**: Construction of dwelling, plot entrance, connection to public services including all associated site works at Fair Hill, Rathkeale, 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**

Having regard to:

- the small size of the plot,
- the large scale of the proposed house,
- the proximity of the proposed house to site boundaries, in particular the rear boundary,
- the inadequate levels of private open space serving the proposed house,
- the pattern of development in the area, and
- the planning history of the area,

it is considered that the proposed development would represent over-development of the site, would fail to provide a satisfactory standard of residential amenity, and would seriously injure the amenities of the area and of property in the vicinity. The proposed development 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 2018

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