



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/898

APPEAL by James Muckell and Ida Kennedy care of Adam Kearney Associates of Mill Road, Corbally, Limerick against the decision made on the 25th day of January, 2018 by Limerick City and County Council to refuse outline permission.

Proposed Development: Construction of a new dwellinghouse served by a wastewater treatment system and polishing filter, new vehicular entrance and all ancillary site works at Ardvone, Ardagh, County Limerick.

Decision

REFUSE outline 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. Taken in conjunction with existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and served by a poor road network. It is considered that the proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and community facilities and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located on a minor road which is seriously substandard in terms of width, alignment, surface condition and in terms of the layout of the junction with the R523. The traffic generated by the proposed development would give rise to a traffic hazard and would necessitate the removal of a substantial length of existing roadside boundary in order to improve sightlines at the proposed entrance. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users, would contravene Policy IN P7 and Objectives IN O9, IN O10 and EH06 of the Limerick County Development Plan 2010-2016 (as extended) and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.