



Planning and Development Acts 2000 to 2017

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/1234

APPEAL by Bloomfield Homes Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 23rd day of February, 2018 by Limerick City and County Council to refuse permission to the said Bloomfield Homes Limited.

Proposed Development A three-storey apartment building comprising 35 number one and two-bedroom units to provide housing for elderly persons, single storey crèche facility; internal access road, car parking, landscaping, boundary treatments and ancillary site works and services at Bloomfield, Annacotty, 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 proposed development would materially contravene conditions attached to previous permissions for development, namely, condition number 2 (d) of the planning permission granted by the Board on the 21st day of December, 2009, under appeal reference PL 13.234306, and of the terms of condition number 4 of the planning permission granted by the planning authority on the 28th day of September, 2017 under planning register reference 16/1154 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the siting of the proposed apartment block and crèche facility in close proximity to the M7 motorway, it is considered that the proposed development would result in unacceptable noise levels at the external facades of the proposed apartments, notwithstanding the proposed mitigation measures, and in the outdoor amenity areas of both the residential development and of the crèche facility, which would seriously injure the amenities of the apartments and of the crèche facility, and would result in inadequate useable outdoor amenity space for the future occupiers of the site. The proposed development would, therefore, be contrary to the provisions of the Castletroy Local Area Plan (2009-2015 (as extended), to the Limerick County Development Plan 2010-2016 (as extended) and to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.