



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 17/994

APPEAL by Michelle Gallagher care of Adam Kearney Associates of Mill Road, Corbally, Limerick against the decision made on the 27th day of July, 2018 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: To construct a storey and a half type dwelling connecting to the public sewer and including all associated site works on lands to the rear and within the curtilage of Creeveen Cottages/Terrace (Protected Structures RPS Register Numbers 1210-1215 inclusive) at Corrig, Foynes, 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

The proposed development is located in an area which is at risk of flooding and, notwithstanding the completion of flood defence systems in the wider area in 2017, in the absence of an overall approved plan-led approach, with flood mitigation measures incorporated for development of the site in question and taking account of the overall zoned lands at this location, would be contrary to Objective IN O35: 'to minimise the threat of flooding in new developments and existing built up areas' as set out in the Limerick County Development Plan 2010-2016 and the Planning System and Flood Risk Management Guidelines for planning authorities issued by the Department of the Environment, Heritage and Local Government in November, 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2019.