



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 18/208

APPEAL by Patrick Leahy of “Leaboro”, Drombanna, County Limerick against the decision made on the 20th day of November, 2018 by Limerick City and County Council to grant subject to conditions a permission to Derek Sheehan care of Patrick J. McCarthy and Associates of 5 Ducart House, Steamboat Quay, Limerick.

Proposed Development: The retention of sheds at The Lodge, Drombanny, 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. Having regard to the scale, height, mass and bulk of the sheds proposed to be retained, together with the continuous unrelieved wall of metal cladding which is attached to the boundary wall and stretches along the eastern boundary for a distance of 25.5 metres, with overhanging guttering, it is considered that the development proposed to be retained would result in a visually obtrusive and monolithic structure which would seriously injure the visual and residential amenities of the adjoining property. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the surface water generated by the development proposed to be retained can be adequately managed and disposed of within the site. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.