



Planning and Development Acts 2000 to 2018

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 18/697

APPEAL by Ann Power of 5 Emly Road, Knocklong, County Limerick against the decision made on the 20th day of December, 2018 by Limerick City and County Council to grant subject to conditions a permission to Al Fitzgerald care of Gleeson McSweeney of 99 O'Connell Street, Limerick.

Proposed Development: The construction of a development of one detached and fourteen semi-detached dwellinghouses, accessed from the R513 road utilising the vehicular entrance granted under planning register reference number 16-270 and also for minor alterations to parking arrangement also granted under this planning permission and associated site works, along with all-weather playing pitch, all at Knocklong, County Limerick as amended by the revised public notice received by the planning authority on the 30th day of November, 2018.

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 planning history of the site, the existing deficiencies in the Knocklong wastewater treatment plant which discharges to the River Camogue, and to the lack of certainty in respect of future capacity improvements to the wastewater treatment plant, it is considered that the proposed development, which would increase the number of connections to the existing system, would be premature. Furthermore, and as a consequence of the potential for indirect impacts on the water quality of the river, it is considered that the proposed development would be prejudicial to public health, would pose an unacceptable risk of environmental pollution and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.

