



Planning and Development Acts 2000 to 2019

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 18/825

APPEAL by Brid Crowley and Others of Rathmale, Mungret, County Limerick and by Susan Lysaght and Others of Cotter's Cottage, Rathmale, Mungret, County Limerick against the decision made on the 12th day of June, 2019 by Limerick City and County Council to grant subject to conditions a permission to Prime Bay Limited care of Brian Ahern and Associates of Franciscan Lane, Henry Street, Limerick.

Proposed Development: Construction of 13 number houses, entrance road and associated site works at Rathmale, Mungret, County Limerick. The proposed development was revised by further public notices received by the planning authority on the 20th day of December, 2018, the 8th day of April, 2019 and the 16th day of May, 2019.

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 prioritisation of pedestrian facilities, particularly in the Design Manual for Urban Roads and Streets issued by Government of Ireland in 2019, the proposed development fails to include within it any such facilities between the subject site and the village centre of Mungret. This site would continue to be accessed off the L-1402, which links the site to this village centre, however, over the greater portion of this local road there is no public footpath, the proposed development would generate increased pedestrian movement along this portion of the road, movement which would be inherently hazardous. Furthermore, the absence of any pedestrian facilities would lead to an increase in unsustainable use of private motorised transport, therefore, the prioritisation of pedestrian facilities would be neglected. The proposed development would be premature in this regard, would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

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

Dated this day of 2019