



Planning and Development Acts 2000 to 2019

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 18/1260

APPEAL by Seaboro Limited care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 21st day of August, 2019 by Limerick City and County Council to refuse permission.

Proposed Development: The demolition of existing sheds and shop unit and the construction of six number townhouses, two number semi-detached houses, car parking and all ancillary site works at the corner of the Ballysimon Road and Woodlawn Park, 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. Under the Limerick City Development Plan 2010 - 2016, as extended, the amount of private open space that would accompany the proposed dwellinghouses would fall short of the minimum specified for dwellinghouses in inner suburban locations, such as that of the site. The proposed development would, therefore, fail to provide a satisfactory standard of amenity for future occupiers and would be contrary to the provisions of the current development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Under the Limerick City Development Plan 2010 - 2016, as extended, the number of car parking spaces would fall short of the number required to serve dwellinghouses in inner suburban locations, such as that of the site. Overspill on-street car parking would be likely to ensue leading to obstruction and congestion on Woodlawn Park. The proposed development would, therefore, fail to uphold good traffic management principles and would be contrary to the provisions of the current development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The developer has submitted insufficient information to establish that the proposed development would be capable of being served by satisfactory on-site surface water drainage arrangements. The proposed development would, therefore, be premature and may heighten the risk of flooding from the public sewer. The proposed development would, therefore, be contrary 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 2020.