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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 20/358**

**APPEAL** by David FitzGerald of Ballysimon House, Ballysimon, County Limerick against the decision made on the 7<sup>th</sup> day of July, 2020 by Limerick City and County Council to refuse permission for the proposed development.

**Proposed Development:** Conversion, alteration and enlargement of two number existing residential units (planning permission for effluent treatment and vehicular entrance has already been granted under 18/293 for a similar type development) into one single residential unit consisting of four number bedrooms including all ancillary site works and services. The proposed development is necessary in order to upgrade the current minimal standards of living accommodation in accordance with more appropriate sustainable urban housing design standards for such accommodation at the Mews House, Ballysimon Commons, Ballysimon, 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 would contribute further to the erosion of the rural landscape character of an area which has limited capacity to assimilate further development. The proposed development would result in an overdevelopment of a limited land holding, would establish an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**