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**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: 19/682**

**APPEAL** by Rocktop Asset Management Limited care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South), Dublin against the decision made on the 19<sup>th</sup> day of June, 2020 by Limerick City and County Council to refuse permission for the proposed development.

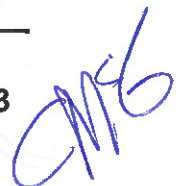
**Proposed Development:** 21 number dwelling houses comprising of three number four bed detached houses, 12 number four bed semi-detached houses and 6 number three bed semi-detached houses, along with all associated site works, including re-alignment of site boundary walls and public footpath along Mill Road to accommodate the proposed development at "Woodlands", Mill Road, Corbally, County Limerick, as amended by the further public notice received by the planning authority on the 11<sup>th</sup> day of May, 2020.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

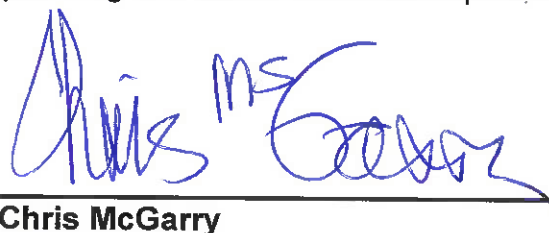
## **Matters Considered**

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 residential zoning objective for the site, the current provisions of the Limerick City Development Plan 2010-2016, as extended relating to density and the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in May, 2009, and making allowance for the constraints imposed on part of the overall subject site in terms of flood risk and thus accounting for the reasonable net developable area suitable for dwellings, it is considered that the proposed development would not be of a sufficiently high density to provide for acceptable efficiency in the use of zoned, serviced land, located proximate to Limerick City Centre and to established social and community facilities, and would not conform to the minimum net densities of 35-50 units per hectare recommended in the Development Plan and as set out in the Guidelines and noting that the Guidelines state that developments of net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares. The proposed development would, therefore, be contrary to the provisions of the Limerick City Development Plan, would be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 4<sup>th</sup> day of May 2021.

