

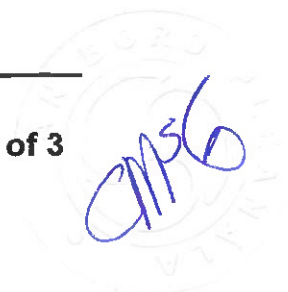
Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/252

APPEAL by Primebay Limited care of Adam Kearney (AK Planning and Development Limited) of Mill Road, Corbally, Limerick against the decision made on the 27th day of April, 2021 by Limerick City and County Council to refuse permission.

Proposed Development: Construction of 21 number dwellings comprised of the following: one number two storey detached dwelling, 14 number two storey semi-detached dwellings, three number terraced two storey dwellings, one number detached dormer bungalow and two number semi-detached dormer bungalows. The proposed works to include new site entrance, new boundary treatments, site roadways, site footpaths, public lighting, hard and soft landscaping, connection to public services on the public roadway and all associated site works at Rathmale, Mungret, 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

Having regard to the location of the application site which is accessed by means of local road L-1402 and to the substandard nature of this road in terms of its width and surfacing, to the lack of a public footpath along the road to the village core, and in the absence of a confirmed, implementable footpath and road design solution linking the application site to the village core (notwithstanding the drawing material as submitted to An Bord Pleanála on the 21st day of May 2021, showing a potential footpath and roadway design between the application site and the village), it is considered that the proposed development would generate increased pedestrian movement along local road L-1402 which would be inherently hazardous. Furthermore, having regard to the prioritisation of pedestrian facilities, particularly in the 'Design Manual for Urban Roads and Streets' issued by the Government in 2019, the absence of any pedestrian facilities would lead to an increase in unsustainable use of private motorised transport, and the prioritisation of pedestrian facilities would therefore be neglected.

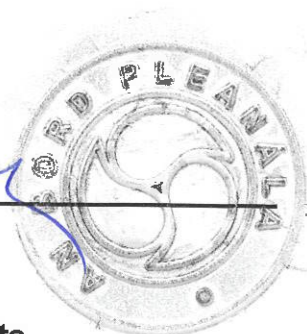
The proposed development would, therefore, be premature in this regard, would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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



Dated this 20th day of September 2021