



Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/1134

APPEAL by Bloomfield Homes Limited care of Simon Clear and Associates of 3 Terenure Road West, Dublin against the decision made on the 30th day of September, 2021 by Limerick City and County Council to refuse permission.

Proposed Development Change to existing permission Reference Number P.16/1154 from a single storey creche facility to four number two-storey semi-detached houses and associated site works. Road access to the site is from Castletroy College Road. All at Elm Drive, Bloomfield, Newtown, Ballysimon, County Limerick.

Decision

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

Reasons and Considerations

1. The proposed development would contravene conditions attached to previous permissions for development, namely Condition Number 2(d) of the permission granted by An Bord Pleanála on the 21st day of December, 2009 under Planning Appeal Reference PL13.234306, and of the terms of Condition Number 4 of the permission granted by the planning authority on the 28th day of September, 2017 under Planning Register Reference Number 16/1154 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective SCS1 O14 of the Limerick Development Plan 2022 - 2028 refers to Childcare Facilities and states that it is an objective of the Council to: "Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities." In the absence of information in relation to the existing demand for childcare facilities in the area and the existing provision of childcare facilities in the area, in addition to the planning authority's reference to the lack of childcare facilities in the immediate vicinity, the Board is not satisfied that the applicant has demonstrated an adequate case to warrant the proposed omission of the conditioned creche. Accordingly, it is considered that the proposed development would be contrary to Objective SCS1 O14 of the Limerick Development Plan 2022 - 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

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

Dated this  25th day of September 2023.