

An
Bord
Pleanála

**Board Order
ABP-312799-22**

Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/1252

Appeal by Margaret O'Brien and Eileen Qulligan care of Patterson Design of Churchtown, Newcastle West, County Limerick against the decision made on the 4th day of February, 2022 by Limerick City and County Council to refuse permission for the proposed development.


Proposed Development: Erection of two number semi-detached domestic dwellings and connections to all existing services at Castleview Park, Monkshill, Rathkeale, County Limerick.

Decision

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

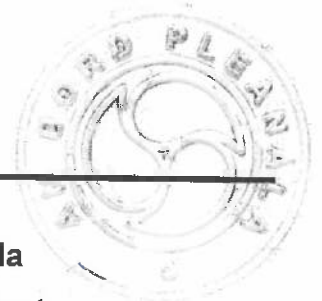
Reasons and Considerations

Notwithstanding the location of the subject site within the town of Rathkeale, or the planning history associated with the wider residential area, the Board is not satisfied that the applicant has adequately demonstrated appropriate proposals for the disposal of surface water associated with the proposed development and it is considered that there is a significant deficit in the infrastructure required to service the proposed development. In the absence of an appropriate and viable surface water drainage network, as required in the parent permission for the overall Castleview Park development site, it is considered that the proposed development would be premature, would contravene Objective KI 04 and Objective CC 03 of the Rathkeale Local Area Plan 2023-2029 and Objective IN 012 (Surface Water and SuDS) of the Limerick Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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



Dated this 27 day of March 2023.