



Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/920

APPEAL by Sally Walsh of Lurriga, Patrickswell, County Limerick against the decision made on the 6th day of May, 2022 by Limerick City and County Council to grant subject to conditions a permission to Giselle Taverns Limited care of AK Planning of Mill Road, Corbally, Limerick.

Proposed Development: To construct an apartment building consisting of four-storeys of residential accommodation above lower ground floor/basement consisting of the following accommodation mix; 12 number two-bedroom apartments and five number one-bedroom apartments, (total 17 number apartments). The proposed works to include, internal circulation and service areas on each floor, car parking, bicycle storage and ancillary storage areas at lower ground floor/basement, together with connection to existing public sewer network including all necessary enabling works, creation of new access points, creation of private and communal open space/amenity areas, works to site boundaries, ESB sub-station, public lighting, bin storage, surface car parking and bicycle stands and all ancillary site works including the demolition of an existing outbuilding on the site, at Barnakyle, Patrickswell, County Limerick.

fm

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, by reason of its design, scale, bulk, and massing, its building line and its design would be out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would be out of character with the existing residential properties in the vicinity and would set an undesirable precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which is at risk of flooding. The Board was not satisfied, on the basis of the information lodged with the planning application and in response to the appeal that adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk had been provided. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the inspector that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be detrimental to the character of the area and would be acceptable in terms of pedestrian and traffic safety. The Board considered the proposed development would constitute a visually discordant feature that would be out of character with the existing residential properties in the vicinity and would set a precedent for further inappropriate development in the vicinity of the site. The Board were also not satisfied that adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk had been provided by the applicant.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *20th* day of *November*, 2023