

An
Bord
Pleanála

Board Order ABP-314357-22

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/600

Appeal by John and Laura Leahy care of Michael G. O'Brien of Tinarana, Killaloe, County Clare against the decision made on the 21st day of July, 2022 by Limerick City and County Council to refuse permission.

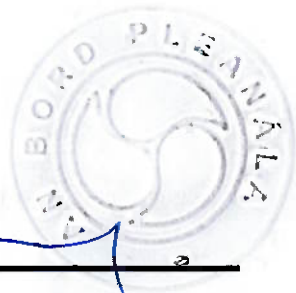

Proposed Development: To re-roof with slates the existing shed at the rear of the existing premises, install dormer and velux roof windows and change of use of the shed to dwellinghouse, connect to existing services and all associated site works, all at Main Street, Cappamore, County Limerick.

Decision

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

Reasons and Considerations

The proposed development, by reason of its location in relation to existing and approved development, and limitations in relation to overall site size and configuration, would constitute haphazard backland development and overdevelopment of the site, would seriously injure the residential amenities of existing and future occupiers of the site in relation to the provision of a qualitative shared open space amenity area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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

Dated this 31st day of October 2023.