

An
Bord
Pleanála

Board Order
ABP-314651-22

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/739

APPEAL by Siobhan Keyes, Ballycahane Upper, Crecora, County Limerick against the decision made on the 24th day of August, 2022 by Limerick City and County Council to refuse permission.

Proposed Development Erection of a family dwelling, domestic garage, wastewater treatment system, bored well, entrance wing walls and front boundary wall and all associated site works at Ballycahane Upper, Crecora, County Limerick.

Decision

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



Reasons and Considerations

The road network serving the site is considered sub-standard in width and alignment and has insufficient capacity to accommodate the additional traffic likely to result from the development. The proposed development would endanger public safety by reason of traffic hazard because the traffic movements generated by the proposed development, where sightlines are restricted, would interfere with the safety and free flow of traffic on the public road. The proposed development would contravene policy TR P11 as set out in the Limerick Development Plan 2022-2028 in relation to road safety and carrying capacity of the non-national road network, and would, therefore, be contrary to the proper planning and sustainable development of the area.

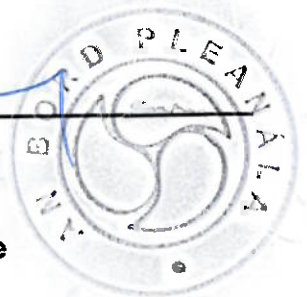
In not agreeing with the Inspector's reasons for refusal, the Board concurred with the planning authority that the applicant complied with housing need policies for the area as set out in the Limerick Development Plan 2022-2028. However, the Board shared the planning authority's view that the road network serving the site is substandard in width and alignment, and the proposed development would endanger public safety by reason of traffic hazard. The proposed development 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 *14th* day of *November* 2023.