

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/449

Appeal by Maria Franchesce Sheridan care of Hutch O'Malley Consulting Limited of The Railway Station, Attyflin, Patrickswell, Limerick against the decision made on the 30th day of August, 2022 by Limerick City and County Council to refuse permission for the proposed development.

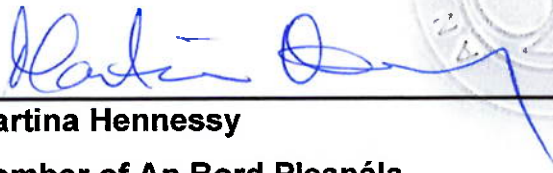
Proposed Development: Demolition of the existing three-storey veterinary surgery building, out buildings and existing boundary wall, along with planning permission for the construction of two new dwellinghouses on the site including the existing adjacent derelict site. The application seeks permission for the realignment of the junction inclusive of the footpath and all necessary ancillary works at the junction of Old Road and Lower Main Street, Rathkeale, County Limerick.

Decision

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

Reasons and Considerations

The proposed site layout and access arrangements, which include a proposal to take over a section of road outside the ownership of the applicant and outside the existing boundary wall on Old Road, would result in a narrowing of the public roadway and thereby create a traffic hazard. Furthermore, it is considered that the proposed access would endanger public safety by reason of traffic hazard because the traffic movements generated by the proposed development, where the sightlines are restricted by on-street car parking, would interfere with the safety and free flow of traffic on the public road. 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 8th day of January 2024.

