



An
Bord
Pleanála

Board Order
ABP-315349-22

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/821

APPEAL by Deirdre Begley of The Commons, Knockfierna, Ballingarry, County Limerick against the decision made on the 29th day of November, 2022 by Limerick City and County Council to grant subject to conditions a permission to Fiona Power and Adrian Farragher care of C Casey Consulting Engineers Limited of Ballinagoole, Croagh, County Limerick.

Proposed Development: The construction of a new dwellinghouse, garage, entrance, driveway, packaged wastewater treatment system with percolation area and all ancillary site works, all at Ballygrennan, Ballingarry, County Limerick.

Decision

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

Reasons and Considerations

The site of the proposed development is located within Landscape Character Area 01 Agricultural Lowlands, as set out in the current Development Plan for the area, with a specific objective to discourage development of locally prominent sites. Having regard to the topography and open nature of the site on the slope of Knockfierna Hill, the elevated positioning of the proposed development and the removal of the front boundary wall and hedging, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. 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 *15th* day of *January* 2024.