



An
Bord
Pleanála

Board Order
ABP-316169-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/1146

APPEAL by Aileen Shanahan care of Meskell Engineering Limited of Coolcappa, Ardagh, County Limerick against the decision made on the 15th day of March, 2023 by Limerick City and County Council to refuse outline permission for the proposed development.

Proposed Development: A dwelling house, wastewater treatment system, percolation area, site entrance and all associated site works at Carheeney, Kildimo, County Limerick.

Decision

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

Reasons and Considerations

1. It is the policy of the planning authority, as set out in the Limerick Development Plan 2022-2028, to control urban sprawl and ribbon development. When taken in conjunction with existing and permitted development in the vicinity of the site, the proposed development would be in conflict with this policy, as it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of urban type services which would be uneconomic and inappropriate in such a rural setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of sufficient information, and the failure to demonstrate compliance with the Environmental Protection Agency Code of Practice 2021 Domestic Waste Water Treatment Systems for PE 10, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the site can be drained satisfactorily by means of a septic tank, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health, and contrary to the proper planning and sustainable development of the area.



Joe Boland

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 5TH day of March 2024.