



An
Bord
Pleanála

Board Order
ABP-317073-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 22/623

APPEAL by Tomasa Roche Walsh and Robert Walsh of Glenduff, Ballagh, Ashford, County Limerick against the decision made on the 14th day of April, 2023 by Limerick City and County Council to grant subject to conditions a permission to Jason and Rebecca Stokes care of Joe O'Sullivan Architects of 12 Clonmore, Ballyviniter, Mallow, County Cork.

Proposed Development The construction of a dwelling house, detached garage, wastewater treatment system, new entrance and all ancillary site works, all at Glenduff, Ashford, Ballagh, County Limerick.

Decision

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of its siting on the relatively elevated open agricultural field would result in a discordant feature which would fail to adequately integrate into the landscape, would result in a coalescence of development to further exacerbate the pattern of ribbon development at this location and, combined with the need to lower/remove an extensive amount of mature roadside hedgerows and trees, would fail to meet the normal planning and environmental criteria contrary to Objective "HO O21" – 'Rural Areas Elsewhere'. Furthermore, the proposed development would contravene the policies set out in the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005 and in the Limerick Development Plan 2022 – 2028 – "Table DM 5: Design Guidelines for Rural Houses", in respect of ribbon development, and would contravene the specific objectives for the designated Landscape Character Area (LCA 07 Southern Uplands) which seeks to retain existing landscape features. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed lowering and removal of an extensive amount of mature roadside vegetation, it is considered that the proposed development would seriously injure the visual amenities of the designated views and prospects (Map 6.2 of the Limerick Development Plan 2022 - 2028) and would be contrary to Objective "EH O31" of the Limerick Development Plan 2022 - 2028.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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

Dated this *14th* day of *March*, **2024.**

