



An
Bord
Pleanála

Board Order ABP-317869-23

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/60399

Appeal by Kathleen Ann O'Brien care of Patterson Design of 11 Aldworth Heights, St. Joseph's Road, Mallow, County Cork against the decision made on the 28th day of July, 2023 by Limerick City and County Council to refuse permission.

Proposed Development: Construction of a new domestic two-storey dwellinghouse and to include connections to all public services and associated development works, all at Ballywilliam, Rathkeale, County Limerick.

Decision

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

Reasons and Considerations

Having regard to the zoning for the site and adjacent lands in the wider vicinity, as set out in the Rathkeale Local Area Plan 2023-2029, in particular Objective TR O2 which seeks to improve safe and direct connectivity to the town centre where there are existing services, and the planning history of the site, it is considered that the proposed development would result in the loss of an access point which would link the wider 'New Residential' zoned lands to the southern part of the town and would be contrary to Objective TR02 of the current local area plan. 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 *9th* day of *July* 2024.