

An  
Bord  
Pleanála

## Board Order ABP-318721-23

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 23/60739**

**Appeal** by Breda and Michael Mann care of Shaw Consulting Engineers Limited of 1 Lower Mallow Street, Limerick against the decision made on the 28<sup>th</sup> day of November, 2023 by Limerick City and County Council to grant subject to conditions a permission to Tizzard Holdings Unlimited Company care of Mike Lyons of 14 Bellewood, Ballyneety, County Limerick.

**Proposed Development:** Retention of widening and lengthening of existing internal farm roadway served by existing farm entrance together with all associated site works, all at Knockanes, Adare, County Limerick.

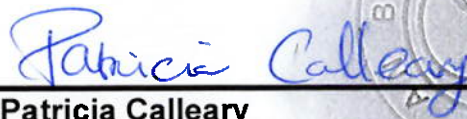
### Decision

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

## Reasons and Considerations

1. It is considered that sufficient information has not been provided with respect to the 'as built' roadway design, surface water design calculations and surface water management of same to demonstrate that the surface water would be managed such that it shall be collected and disposed of within the site and would not discharge onto adjoining properties. Furthermore, it is considered that insufficient details have been provided to determine whether it would be possible to dispose of the surface water in a manner that would achieve the control of run-off quantity and quality while enhancing amenity and habitat in accordance with Objective IN O12 (Surface Water and SuDS) of the Limerick Development Plan 2022-2028. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the information submitted in connection with the planning application and the appeal does not include a sufficient justification for the need of a roadway of such an excessive width and scale, solely for existing agricultural purposes serving only three fields with no farmyard or farm buildings, within the open unzoned landscape of this designated 'Agricultural Lowlands' area of Limerick. It is considered that the scale and extent of works at this location have not been justified and would constitute haphazard development which would not be acceptable in principle. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 9<sup>th</sup> day of September 2024.