

An
Bord
Pleanála

Board Order

ABP-319142-24

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 23/581

Appeal by Richard Penny care of Jack O'Kelly of 24 Palmerston Place, Phibsborough, Dublin against the decision made on the 31st day of January, 2024 by Limerick City and County Council to refuse permission.

Proposed Development: (1) Retention of the existing garage entrance and concrete driveway. (2) Retention of existing garage. (3) Change of use from commercial facility/garage to garage to be used for personal use – storing personal vehicles and for storing personal belongings at Ballynahown, Kilmallock, County Limerick.

Decision

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

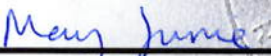
Reasons and Considerations

1. Having regard to its scale, mass and position, it is considered that the development for which change of use and retention is sought would be oversized for a domestic garage and would be visually discordant within the

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curtilage of the established dwelling. In this regard the development would be inconsistent with Section 11.4.6 (One-off Housing in the Countryside) set out in Chapter 11 Development Management Standards of the Limerick Development Plan 2022-2028 which requires that the scale, height, design and siting of a house be sensitive to its surroundings and visually integrate with its rural landscape, and with Limerick's Rural Design Advice for Individual Houses in the Countryside 2012 which aims to avoid over-scaled additions to houses. The proposed development and 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 development for which change of use and retention is sought would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a westerly direction. In this regard, the proposed development would materially contravene Objective TR 037 a) - Land Uses and Access Standards of the Limerick Development Plan 2022-2028 which requires that accesses onto non-national roads meet the appropriate design and safety standards.



Mary Gurrie

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

Dated this 27 day of September 2024.