

An  
Bord  
Pleanála

## Board Order ABP-319415-24

**Planning and Development Acts 2000 to 2022**

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

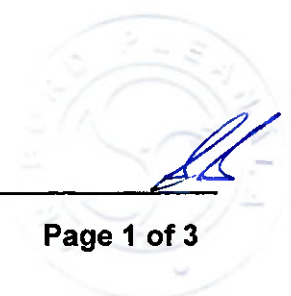
**Planning Register Reference Number: 24/60027**

**Appeal** by Margaret Boswell care of Patterson Design of Churchtown, Newcastle West, County Limerick against the decision made on the 7<sup>th</sup> day of March, 2024 by Limerick City and County Council to refuse permission.

**Proposed Development:** Temporary parking of a caravan on property at Enniscoush, Rathkeale, County Limerick.

### Decision

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



## Reasons and Considerations

1. The proposed development site is located on lands zoned as 'Existing Residential' in the Rathkeale Local Area Plan 2023-2029 where it is the policy of the planning authority 'To provide for residential development, protect and improve existing residential amenity.' Having regard to the location of the site directly adjacent to the rear garden of two houses permitted under planning register reference number 16/531, it is considered that the proposed development would impact upon the residential amenities of those properties, would contravene the zoning objective for the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development of a caravan at this location is considered to be at variance with Section 6.3 and Objective H 07 of the Rathkeale Local Area Plan 2023-2029 which specifies that such development be located within a Special Development Area within the town for temporary private sites for mobile homes/caravans. The proposed development located outside of this area would be contrary to the objectives of the Rathkeale Local Area Plan 2023-2029, would set an undesirable precedent for similar type development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would materially contravene condition number 8 of An Bord Pleanála reference number ABP-304841-19 which states that 'No caravans shall be parked onsite to the front, side or rear of the dwelling.' The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stephen Bohan**

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

Dated this *25<sup>th</sup>* day of *October* 2024