

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24/60383

Appeal by Jonathan Ryan care of Morgan Flynn of Bushy Island Cottage, Ballysheedy, County Limerick against the decision made on the 18th day of June, 2024 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: Construction of a part two-storey, part single storey farmhouse incorporating a family flat, wastewater treatment system, percolation area, alterations to existing entrance and all ancillary site works, all at Routagh, Ballysheedy, County Limerick.

Decision

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

Reasons and Considerations

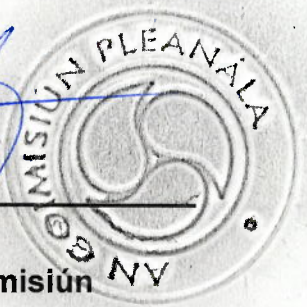
1. Taken in conjunction with existing residential development in the area, the proposed development would give rise to an excessive density of random housing development in a rural area outside lands zoned for residential development and lacking certain public services and community facilities. The proposed development would, therefore, give rise to demands for the provision of further public services and community facilities, would militate against the preservation of the rural environment, would exacerbate the existing pattern of ribbon development in the area and accordingly would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within a 'Rural Area under Strong Urban Influence', as identified in the Limerick Development Plan 2022-2028, and on the basis of submissions made in relation to the planning application and appeal, it is considered that a rural housing need has not been satisfactorily demonstrated by the applicant given the fact the applicant already lives in a rural house proximate to the site of the proposed development. It is considered that the proposed development would contravene Objective HO O20 of the Limerick Development Plan 2022-2028 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. In the absence of demonstrating appropriate sightlines and stopping sight distances, in the application documentation or in the grounds of appeal, An Coimisiún Pleanála cannot be satisfied that the proposed development would not endanger public safety by reason of traffic hazard because the traffic movements generated by the proposed development where sightlines are restricted in a southern direction due to the undulating nature of the road would interfere with the safety and free flow of traffic on the public road.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 10th day of July 2025.