

An
Bord
Pleanála

Board Order ABP-321848-25

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 24/277

Appeal by Michael Ryan care of Pat O'Connell of O'Connell Planning and Design Services, Hazelfield, Askeaton, County Limerick against the decision made on the 16th day of January, 2025 by Limerick City and County Council to refuse permission for the proposed development.

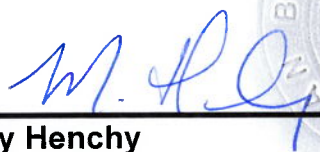
Proposed Development: The re-construction of sections of exterior walls, re-roof and refurbish existing derelict farmhouse dwelling, construct a new extension, upgrade existing entrance for improved sight lines and install a new wastewater treatment and disposal system and all associated works, all at Tinnatarriff, Cappamore, 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 derelict nature of the pre-existing house and on the basis of the documentation submitted on file which indicates that the most recent use of the building is for storage purposes and a playroom and not as a dwelling, it is considered that the applicant has failed to demonstrate that the development as proposed would come under the provisions of the Objective HO O22 of the Limerick Development Plan 2022-2028, which refers to Refurbishment/Replacement of Traditional Rural Dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 30th day of May 2025.