



Board Direction

Ref: PL91.246568

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 31st, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 wherein it is the policy to distinguish between urban generated and rural generated housing need and to site's location in an area where housing is restricted to persons demonstrating local need in accordance with the current Limerick City and County Development Plan, it is considered that the applicant has not demonstrated that she comes within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified rural based need for the house, would contribute to the encroachment of random residential development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within a 'Rural Area under Strong Urban Influence' as set out in the current Development Plan for the area [Ref. 3.9.1 Rural Area Types], where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the

current Limerick City and County Council 'Design Guidelines on Single Houses in the Countryside' which Guidelines are considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale, the resulting extensive driveway and the removal of the front boundary and hedging, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: September 1st, 2016
Nicholas Mulcahy