



Board Direction

Ref: 91.247302

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd, January 2017.

The Board decided to refuse outline permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

The site of the proposed development is located within an area designated as an area 'under strong urban influence' in the Sustainable Rural Housing Guidelines for Planning Authorities' published by the Department of Environment, Heritage and Local Government in 2005. On the basis of the documentation submitted with the application and appeal the Board was not satisfied that the applicant/appellant complies with the requirements for a dwelling at this location in terms of the criteria as set out in these Guidelines. The proposed development would, therefore, be contrary to national policy on rural housing as set out in the Guidelines and would, therefore, be contrary to the proper planning sustainable development of the area.

It is an objective of the Limerick County Development Plan 2010 – 2016 that development on substandard roads will only be considered in exceptional circumstances. The local road from which the proposed access to the site is gained is seriously substandard in terms of alignment. It is considered that the applicant/appellant has not demonstrated that there are exceptional circumstances to justify a dwelling at this location in accordance with Development Plan standards and it is considered that the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 31st, January 2017
Paddy Keogh

Note: On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the site of the proposed development is suitable to provide for the disposal of foul effluent from the proposed dwelling by means of an on-site treatment unit. However, the Board considered that this matter constituted a new issue in the context of the current appeal and decided not to pursue the matter in the context of the current appeal in light of the substantive reasons for refusal as set out above.

[Please issue a copy of the Board Direction with Board Order]