



An
Bord
Pleanála

Board Direction
PL91.247739

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 6th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the proposed development in an area of Strong Urban Influence and outside the settlement boundary for Murroe as set out in the Limerick County Development Plan 2010 – 2016, where it is the policy of the planning authority to restrict residential development in such areas and to direct residential development to serviced centres (such as the village of Murroe). This policy is considered reasonable. On the basis of the documentation submitted with the planning application and appeal, it is considered that the applicant has not demonstrated that she has a genuine rural housing need, within the terms of Objective RS01 of the Development Plan, to justify the provision of a dwelling at this rural location. The proposed development would therefore conflict with the provisions of the Development Plan, would consolidate a pattern of sporadic development in the area which would be detrimental to the rural character of the area, and would lead to demands for the uneconomic provision of further public services and community facilities. The proposed development

would, therefore, be contrary to the proper planning and development of the area.

2. The Board is not satisfied, on the basis of the submissions received in connection with the planning application and the appeal, that the site is capable of being drained satisfactorily, notwithstanding the proposed use of a proprietary wastewater treatment system. Furthermore, it is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks and proprietary wastewater treatment plants. The proposed development would, therefore, be prejudicial to public health, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10th July 2017

Philip Jones