



An
Bord
Pleanála

Board Direction
BD-000102-18
ABP-300035-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th March 2018.

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

Reasons and Considerations

1. The proposed development is in an area designated as a rural area under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government 2005) and within the 'Areas under Strong Urban Influence' as designated in the Limerick County Development Plan, 2010 - 2016. National and local policy seeks to restrict housing in unserved rural areas to applicants who have demonstrated a genuine need to live in such areas. The applicant has not demonstrated an exceptional rural housing need in relation to the subject site, the proposed development would consolidate a pattern of urban sprawl and lead to demands for the uneconomic provision of public services in an unserved rural area and would be contrary to Policy Objective RS P3 of the Limerick County Development Plan, 2010 - 2016, and therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority as provided for in Policy RS P1, as set out in the Limerick County Development Plan, 2010 - 2016 to provide for the development of sustainable rural housing in the County in accordance with

'Sustainable Rural Housing Guidelines', 2005. The guidelines recommend against the creation of ribbon development. The proposed development would conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/03/2018

Maria FitzGerald