



An
Bord
Pleanála

Board Direction
BD-000310-18
ABP-300321-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th May 2018.

The Board decided to defer consideration of this case and to issue a Section 137 notice to the parties, as follows:-

The Board may be minded to refuse permission for the proposed development for the following reasons and considerations:

Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the current Limerick County Development Plan and in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government (2005), and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant may not come within the scope of the housing need criteria as set out in the Guidelines and may not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, might contribute to the encroachment of random rural development in the area and might militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development might, therefore, contravene the

provisions of the Guidelines and the National Planning Framework and might, therefore, be contrary to the proper planning and sustainable development of the area.

The parties are invited to consider the above and to submit any comments in respect of the above matters, which comments will be taken into consideration before the Board makes its decision in relation to this application.

(Allow 3 weeks)

Board Member:

Date: 14/05/2018