



An  
Bord  
Pleanála

**Board Direction**  
**BD-001586-18**  
**ABP-300944-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2018.

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

### **Reasons and Considerations**

1. Taken in conjunction with the existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and served by a poor road network. It is considered that the proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and community facilities and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located on a minor road which is seriously substandard in terms of width, alignment, surface condition and the layout of the junction with the R523. The traffic generated by the proposed development would give rise to a traffic hazard and would necessitate the removal of a substantial length of existing roadside boundary in order to improve sightlines at the proposed entrance. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users and would contravene Policy IN P7 and Objectives IN O9, IN O10 and EH06 of the Limerick County Development

Plan 2010-2016 (as extended) and to the proper planning and sustainable development of the area.

**Note:** Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in 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, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. However, given the substantive reasons for refusal above, the Board did not pursue this matter.

**Board Member**

**Date:** 12/11/2018

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John Connolly