



An
Bord
Pleanála

Board Direction
BD-001368-18
ABP-302084-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2018.

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

Reasons and Considerations

1. The site is within an area zoned agriculture in the current Adare Local Area Plan the objective for which is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear demarcation to the adjoining built up areas. Housing is generally not permitted except for the long-term habitation of farmers and son or daughters of the landowner where rural housing need is demonstrated in accordance with the rural housing policy set out in the Limerick County Development Plan. On the basis of the information submitted with the application and appeal and in the absence of any identified rural generated need for the houses the proposed development would contravene materially the zoning objective for the area, 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority as set out in the current local area plan to control urban sprawl and ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with 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.

3. 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 in the area. The proposed development, would, therefore, be prejudicial to public health.

Board Member

Date: 16/10/2018

Paul Hyde