



An  
Bord  
Pleanála

**Board Direction**  
**BD-002321-19**  
**ABP-302309-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2019.

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 site of the proposed development is located within an area of strong agricultural base as defined in the Limerick City and County Development Plan 2010 – 2016. It is considered that the applicant has not demonstrated sufficiently that he meets the criteria for a house in this area as set out in the Development Plan and as such, the proposed development would materially contravene the objectives of the Development Plan in relation to rural settlement, would militate against the preservation of the rural environment and would be contrary to the proper planning and sustainable development of the area.
2. Objective IN 09 of the planning authority, as set out in the Limerick City and County Development Plan 2010-2016, seeks to ensure that development on sub-standard roads will only be considered in exceptional circumstances. Having regard to the location of the site on a minor road that is seriously sub-standard in terms of its narrow width and surface condition, and the failure to demonstrate that exceptional circumstances apply in this case, it is considered that the proposed development would materially contravene the

stated objective of the Development Plan, and would, therefore, be contrary to the proposed planning and sustainable development of the area.

**Board Member**

**Date:** 08/02/2019

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Dave Walsh