



An  
Bord  
Pleanála

**Board Direction**  
**BD-003647-19**  
**ABP-303774-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/7/2019.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. In addition, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, in areas under urban influence, based on the core consideration of demonstrable economic or social need to live in a rural area and having regard to siting and design criteria and the viability of smaller towns and rural settlements and, in rural areas elsewhere, having regard to the viability of smaller towns and rural settlements. Having regard to the location of the subject site, within the catchment of Limerick City, within an 'area of strong agricultural base' as set out in the Limerick County Development Plan 2010-2016, and proximate to smaller settlements, and having regard to the documentation submitted with the application and appeal, including the correspondences from the applicant, received by the Board on the 13<sup>th</sup> June 2019, and the 5<sup>th</sup> July 2019, and specifically noting that the applicant's work, which is not an agricultural based activity, is stated to be countryside, the Board is not satisfied that the applicant has demonstrated an

economic and social need to live at this specific rural location, or that the applicant's housing needs could not be satisfactorily met in a smaller town or settlement.

Accordingly, it is considered therefore that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would be contrary to the Ministerial Guidelines and to the over-arching national policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the reason for refusal, relating to design of the proposed dwelling, as recommended by the Planning Inspector. Given the fundamental reason for refusal related to rural housing need and that the issue of design could otherwise be resolvable by the attachment of an appropriate condition, it was decided not to pursue the matter of design further in the final Order of The Board.

**Board Member**

**Date:** 26/07/2019

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Chris McGarry