



An
Bord
Pleanála

Board Direction
BD-004021-19
ABP-303988-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th September 2019.

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

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, which seeks to ensure that the provision of single housing in rural areas under urban influence is provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not comply with National Policy Objective 19. As such, it is considered that 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 rural area, would militate against the preservation of the rural environment, and would be contrary to the provisions of the National Planning Framework. As such, the proposed development would not be in accordance with the ppsd of the area.

Board Member

Date: 11/09/2019

Terry Prendergast