



An
Bord
Pleanála

Board Direction
BD-004027-19
ABP-304591-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/2019.

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

Reasons and Considerations

The subject site is located within 'an area of Strong Agricultural Base' as identified in the Limerick County Development Plan, 2010-2016 (as extended), and a 'Stronger Rural Area' as identified in the Sustainable Rural Housing Guidelines, issued by the Department of Environment, Heritage and Local Government, in 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 based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the planning application, and noting the location of the applicant's current place of study and current place of residence and the absence of any confirmed rural work based activity currently being undertaken by the applicant which would require a residence at this specific location, the Board is not satisfied that the applicant has demonstrated a genuine rural need to live at this specific location, or that the applicant's housing needs could not be satisfactorily met in a smaller town or rural settlement. Accordingly, it is considered that the applicant does not come within the scope of rural housing need as set out in national policy for a house at this location. The proposed development would, therefore, contribute to the

encroachment of random development in this rural area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and the viability of smaller towns and rural settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11/09/2019

Chris McGarry