



An  
Bord  
Pleanála

**Board Direction**  
**BD-005174-20**  
**ABP-305741-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2020.

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 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, wherein it is policy to distinguish between urban-generated and rural-generated housing need. Furthermore, the subject site is located in an area that is designated under urban influence, where 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 the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Guidelines nor has a demonstrable economic or social need to live in this rural area. Furthermore, the Board is not satisfied that the applicant/appellant's housing needs could not be satisfactorily met in an established smaller town

or village/settlement centre. 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, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and having regard to the provisions of the current the Limerick County Development Plan 2010 – 2016 and would be contrary to the proper planning and sustainable development of the area.

2. Under Objective IN 09 of the Limerick County Development Plan 2010 – 2016, the local road, which would serve the developed site is, due to its single lane form and horizontal and vertical alignments, sub-standard. Accordingly, the introduction of additional traffic movements generated by the proposal, and the further additional traffic movements that may result from the adverse precedent that would be established by this proposal, would contravene the general prohibition upon additional traffic movements underlying this Objective. To accede to the proposal would thus be contrary to the principles of good traffic management and, as such, contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/02/2020

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Terry Ó Niadh