



An
Bord
Pleanála

Board Direction
BD-005194-20
ABP-305871-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2020.

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

Reasons and Considerations

The road network serving the proposed development is considered to be substandard in width and alignment and to have insufficient capacity to accommodate the additional traffic likely to result from the development. The proposed development would therefore contravene Objective IN O9 of the Limerick County Development Plan 2010 – 2016 and as such would be contrary to the proper planning and development of the area.

Board Member

Date: 19/02/2020

Terry Prendergast

Note: The Board also had concerns relating to the matters raised below, but, given that these constituted new issues and given the substantive reason for refusal above, decided not to pursue these matters further.

1. The subject site is located within an 'an Area under Strong Urban Influence', as identified in the Limerick County Development Plan, 2010-2016 (as extended). National Policy Objective 19 of the NPF aims to facilitate the provision of single housing in the countryside, based on the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board may not be satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant may not come within the scope of the housing need criteria as set out within specific objective RS 01 of the Limerick County Development Plan, 2010 – 2016 (as extended) or in national policy for a house at this location. The proposed development may, therefore, contribute to the encroachment of random rural development in the area and may militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and may negatively impact on the viability of smaller towns and villages.

2. The proposed development may contribute further to the erosion of the rural landscape character of an area with limited capacity to assimilate further development and may establish an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Please issue Direction with Board Order.