



An
Bord
Pleanála

Board Direction
BD-005764-20
ABP-306178-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 18th, 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 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 the 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 location of the subject site, within the catchment of Limerick City and proximate to smaller settlements, and also having regard to the absence of information as to the nature and location of the applicant's employment (including whether it is urban-generated or rural-generated), and having regard to the documentation submitted with the planning application and appeal, including details of existing residential property owned by the applicant, and the lack of any social

need that may require the applicant to reside within the rural countryside, 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's housing needs, if any, could not be satisfactorily met in an established smaller town or village/settlement centre, or in Limerick City.

The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding the provisions of the current Limerick County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18th May 2020

Philip Jones