



An
Bord
Pleanála

Board Direction
BD-006640-20
ABP-307337-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/10/2020.

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

Reasons and Considerations

1. Having regard to the location of the site in a rural area within an 'Area of strong agricultural base', as designated in the Limerick County Development Plan, to the expense of one-off housing and the prevailing pattern of ribbon development, and having regard to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single houses in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Rural Housing Guidelines for a house at this rural location and do not comply with National Policy Objectives. 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 area, would exacerbate the pattern of ribbon development, and would

militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, thus, be contrary to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and rural policy provisions of the *National Planning Framework*, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the poor horizontal alignment of the local road at this location, the substandard, restricted width of this road, and the limited available sightlines at the site frontage, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate.

Board Member

Date: 06/10/2020

Paul Hyde