



An  
Bord  
Pleanála

**Board Direction**  
**BD-006932-20**  
**ABP-307601-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2020.

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

### **Reasons and Considerations**

The proposed development would contribute further to the erosion of the rural landscape character of an area which has limited capacity to assimilate further development. The proposed development would result in an over-development of a limited land holding, would 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.

**Board Member**

**Date:** 13/11/2020

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Michelle Fagan

**Note:** The subject site is located within 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 is not satisfied that the applicant has a demonstrable economic or

social need to live in this rural area. It is considered, therefore, that the applicant does 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 would, therefore, contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would negatively impact on the viability of smaller towns and villages.