



An
Bord
Pleanála

Board Direction
BD-006991-20
ABP-307981-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2020.

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

Reasons and Considerations

The subject site is located within 'An Area of Strong Agricultural Base' as identified in the Limerick County Development Plan, 2010-2016 (as extended), and a 'Stronger Rural Area' as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. Having regard to National Policy Objective 19 of the National Planning Framework which aims to facilitate the provision of single housing in the countryside, based on the viability of smaller towns and rural settlements, and taking account of the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a genuine and demonstrable economic or social need to live in this rural area or that the applicant's housing needs cannot be met in a town or settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria, as set out in national policy, for a house at this location. The proposed development would be contrary to national policy, would contribute to the encroachment of random rural development in the area, militating against the preservation of the rural environment and the efficient provision of public services and infrastructure, would negatively impact on the viability of smaller towns and villages, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/11/2020

Maria FitzGerald