



An
Bord
Pleanála

Board Direction
BD-007407-21
ABP-308247-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2021.

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

Reasons and Considerations

1. 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 and within an area under strong urban influence, as identified in the Limerick County Development Plan 2010 -2016 (as extended). 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 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, nor that the housing needs of the applicant cannot be met in an existing settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at

this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located within a route corridor identified for the N/M20 Cork to Limerick Scheme the reservation of which is an objective of the Limerick County Development Plan 2010-2016 as varied and extended and the National Development Plan 2018-2027. Accordingly, it is considered that development of the kind proposed would undermine the achievement of these strategic objectives and would be premature pending the determination by the planning authority, or the road authority, of a road layout for the N/M20 and would be at variance with the recommendations of the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment Community and Local Government, January 2012. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would constitute random housing development in a rural area lacking certain public services and community facilities. The proposed development would, therefore, give rise to demands for the provision of further public services and community facilities and accordingly would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/01/2021

Chris McGarry