



An  
Bord  
Pleanála

**Board Direction**  
**BD-007614-21**  
**ABP-308532-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2021.

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 under urban influence' which is an area under significant pressure for rural housing, as identified in the Limerick County Development Plan 2010 -2016 (as extended), the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, and in the National Planning Framework. National Policy Objective 19 of the National Planning Framework aims 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 and the fact that the applicant already lives in a rural house proximate to the site of the proposed development, the Board is not satisfied that the application has demonstrated an economic or social need for an additional dwelling 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 in national policy and guidelines and in local development plan policy for a house at this location. In the absence of an identified locally based, site specific economic or social need to live in the area and having regard to the substantial amount of one-off housing already existing in this rural area which is not zoned for residential development, it is considered that the proposed

development would contribute to the development of random rural housing in the area, would exacerbate the existing 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, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 26/02/2021

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Dave Walsh