

An
Bord
Pleanála

Board Direction
BD-008972-21
ABP-308570-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2021.

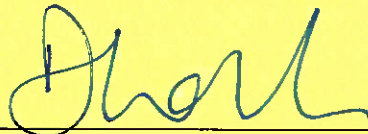
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the site location in an area identified as being a strong agricultural base, its proximity to Newcastle West and the proliferation of rural housing in the vicinity of the site, 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 detrimental to the rural character of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the already extensive development within this rural area undermined local and national policies to preserve the rural landscape and agreed with the planning authority's assessment that the proposed development would extend and exacerbate ribbon development along the L1316, having regard to the unserviced nature of the lands, and its impact on the rural character of the area.

Board Member



Dave Walsh

Date: 25/08/2021

Notes

The Board also noted that, notwithstanding the applicant's compliance with the relevant provisions of the Limerick County Development Plan 2010-2016 (as extended), the subject site is considered to be 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 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and local Government in April 2005, 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 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 sufficiently demonstrated a rural housing need to live in this rural area, having regard to the proximity of the site to Newcastle West and the viability of this settlement. In the absence of an identified locally based, site specific economic or social need to live in the area, it is considered that the proposed development would not accord with contrary to the proper planning and sustainable development of the area.

In addition, the Board noted the lack of clarity regarding the installation of a proprietary wastewater treatment system to service the dwelling, including aspects of the site assessment report and the type of system proposed to be used, and considered that further information and analysis would be needed to ensure full compliance with the EPA Code of Practice.