

An
Bord
Pleanála

Board Direction
BD-008659-21
ABP-309814-21

The submissions on **this file** and the Inspector's report were considered at a Board meeting held on 06/07/2021.

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

Reasons and Considerations

1. Having regard to the substandard, restricted **width** of the road **onto** which the proposed vehicular entrance **would** access and the limited **available** sightlines at the site frontage, which would culminate in the need for substantial hedgerow removal along the frontage, it is considered that the proposed development would **endanger** public safety by reason of traffic hazard **because** of the **additional** traffic turning movements it would generate and which would interfere with the **safety** and free flow of traffic on the public road.

Note:

The Board had regard to the Limerick County Development Plan which recognises that the continued trend towards single houses in the open countryside is unsustainable, has implications for the key rural resources of agricultural land, water quality, landscape and heritage, undermines the growth and use of existing services and facilities in the towns and villages, and does not strengthen rural communities in the long term. Furthermore, the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the *National Planning Framework* seek to promote rural generated housing **need** and to manage the growth of areas that are under urban influence in order to avoid over-development and to ensure that


the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area.

Having regard to the location of the site within a rural area in which there is extensive one-off housing and to the provisions of the County Development Plan, the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the *National Planning Framework*, the Board considered that the applicant does not have a demonstrable rural generated housing need as set out in the *Sustainable Rural Housing Guidelines* for a house at this rural location and does not comply with National Policy Objectives. The proposed development, in the absence of any identified locally based need for the house, would 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. The proposed development would, thus, be contrary to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and the rural policy provisions of the *National Planning Framework*, and would, therefore, be contrary to the proper planning and sustainable development of the area.

However, the Board decided not to include this as an additional reason having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member



Stephen Bohan

Date: 06/07/2021