

An
Bord
Pleanála

Board Direction
BD-008687-21
ABP-309824-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2021.

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

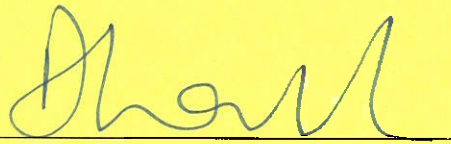
Reasons and Considerations

Having regard to the location of the site within a rural area under the strong urban influence of Limerick City and near to the settlements of Clarina and Mungret, and having regard to National Policy Objective 19 of the National Planning Framework, which requires that applicants for rural dwelling houses should have a demonstrable economic or social need and that this should be considered in the context of the need to promote the viability of nearby settlements, the Board considers that the applicants have not demonstrated sufficiently that they have an economic or social need that requires them to reside on the application site. In this context, it is considered that granting permission for the proposed dwelling house would contribute to the unnecessary expansion of development within a rural area, would militate against the preservation of the rural environment, and would contravene the aforementioned Objective of the National Planning Framework. The proposal would, thus, be contrary to the proper planning and sustainable development of the area.

Having regard to the location of the site in the landscape character area known as the Shannon ICMZ and to the accompanying Objective EH 012 of the Limerick County Development Plan 2010 – 2016 (as extended), the Board considers that the proposed dwelling house would, due to its elevated position, large scale and

complex design, be both obtrusive and intrusive within its rural landscape setting and, as such, it would contravene Objective EH 012 of the Development Plan and be seriously injurious to the visual amenities of the surrounding rural area. The proposal would, thus, be contrary to the proper planning and sustainable development of the area.

Board Member



Dave Walsh

Date: 13/07/2021