

An  
Bord  
Pleanála

**Board Direction**  
**BD-009568-21**  
**ABP-311017-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2021.

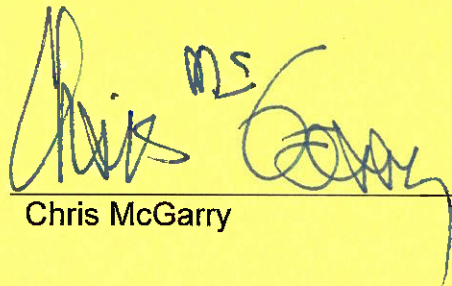
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site in a rural area within an "area of strong agricultural base," as designated in the current Limerick County Development Plan, to the expense of one off housing in the area and having regard to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment Heritage and Local Government in April 2005 and to National Policy Objective 19 of the National Planning Framework 2018, which seeks 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, regard being had to the viability of smaller towns and rural settlements, it is considered, based on the information submitted with the application and appeal that the applicants have not demonstrated an economic or social need for an additional dwelling in this specific rural area. It is considered therefore, that the applicants do 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. The proposed development, in the absence of an 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. It is considered that the proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and having regard to the relevant provisions of the statutory development plan and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

 MS  
Chris McGarry

**Date:** 24/11/2021