



An
Bord
Pleanála

Board Direction
BD-010398-22
ABP-311983-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2022.

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

Reasons and Considerations

1. The subject site is located in a rural area which is identified by the Limerick County Development Plan 2010-2016 (as amended) as being under strong urban influence and in an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005. Furthermore, National Policy Objective 19 of the National Planning Framework (2018) outlines that in such areas, single housing proposals shall be facilitated 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. The applicants have not demonstrated an economic or social need to live in a rural area and have not demonstrated that they are an intrinsic part of the rural community in which the development is located. The proposed development, therefore, is contrary to the Ministerial Guidelines, does not accord with National Policy Objective 19 of the National Planning Framework and is contrary to the relevant rural housing policies of the Limerick County Development Plan 2010-2016 (as amended). The

proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald
Maria Fitzgerald

Date: 30/03/2022