



An
Bord
Pleanála

Board Direction
BD-011066-22
ABP-312411-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2022.

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

Reasons and Considerations

1. It is the policy of the planning authority as set out in Policy Objective CGR O1 of the current Development Plan that, in order to retain the identity of towns / villages, to prevent sprawl and to ensure a distinction in character between built up areas and the open countryside, it is an objective to prevent linear roadside frontage development on roads leading out of towns and villages. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site beyond the designated village settlement area, it would contribute to extending linear roadside frontage leading out of Dromcollogher village. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to:
 - the location of the site within a rural area identified within the Limerick Development Plan 2022-2028 as being an area designated as a strong agricultural base and an area of special control, and taking account of the relevant provisions within the Sustainable Rural Housing Guidelines for

Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005,

- National Policy Objective 19 of the National Planning Framework (February 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, having regard to the viability of smaller towns and rural settlements,
- the provisions of the Limerick Development Plan 2022-2028 and specifically Objective HO O20, which facilitates the provision of rural housing for local rural people building in their local rural area (defined as within 10 kilometres radius of the where the applicant has lived or was living), and
- the absence of documentation on the file outlining the applicant's links to this rural area,

the Board could not be satisfied, on the basis of the information on the file, that the applicant comes within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the Limerick Development Plan. In the absence of any identified locally based need for a house at this location, the proposed development would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random rural development in the area, would add to the proliferation of proprietary sewage treatment systems in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

