

An  
Bord  
Pleanála

**Board Direction**  
**BD-014405-23**  
**ABP-314155-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2023.

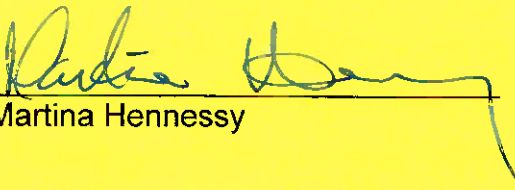
The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed site is defined as an area under Strong Urban Influence in the Limerick Development Plan 2022-2028 and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. Having regard to section 4.4 Rural Housing, the zoning objectives for agricultural areas in the current development plan, and the Sustainable Rural Housing Guidelines, which seek to protect rural amenity and agricultural lands from urban sprawl and ribbon development, the Board considered the proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the planning history pertaining to this site and previous reasons for refusal. The Board considered the proposed development would be contrary to policy objectives in the Limerick Development Plan 2022-2028 and the Sustainable Rural Housing Guidelines for Planning Authorities, which seek to control ribbon development in areas under Strong Urban Influence. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

  
Martina Hennessy

Date: 01/11/2023