



An  
Bord  
Pleanála

**Board Direction**  
**BD-015296-24**  
**ABP-315666-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2024.

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 Strong Urban Influence' as identified in the Limerick Development Plan 2022-2028, where housing is restricted to persons demonstrating local need based on their social and / or economic links to a particular local rural area and who have never owned a house in the rural area, and the applicants' particular circumstances as set out in the documentation submitted with the appeal, it is considered that the applicants do not come within the scope of the housing need criteria as set out in Objective HO O20 of the Development Plan for a house at this location. The proposed development, in the absence of any 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 provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 01/02/2024