



An
Coimisiún
Pleanála

Direction
CD-020162-25
ABP-320165-24

The submissions on this file and the Inspector's report were considered at a meeting held on 04/07/2025.

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

Planning

Commissioner:

Date: 08/07/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Taken in conjunction with existing residential development in the area, the proposed development would give rise to an excessive density of random housing development in a rural area outside lands zoned for residential development and lacking certain public services and community facilities. The proposed development would, therefore, give rise to demands for the provision of further public services and community facilities, would militate against the preservation of the rural environment, would exacerbate the existing pattern of ribbon development in the area and accordingly would 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 under Strong Urban Influence', as identified in the Limerick Development Plan 2022-2028, and on the basis of submissions made in relation to the planning application and appeal, it is considered that a rural housing need has not been satisfactorily demonstrated by the applicant given the fact the applicant already lives in a rural house proximate to the site of the proposed development. It is considered that the proposed development would contravene Objective HO O20 of the Limerick Development Plan 2022-2028 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. In the absence of demonstrating appropriate sightlines and stopping sight distances, in the application documentation or in the grounds of appeal, An Coimisiun Pleanála cannot be satisfied that the proposed development would not endanger public safety by reason of traffic hazard because the traffic movements generated by the proposed development where sightlines are restricted in a southern direction due to the undulating nature of the road would interfere with the safety and free flow of traffic on the public road.