

An  
Coimisiún  
Pleanála

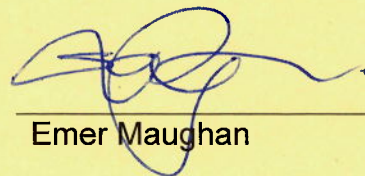
**Direction**  
**CD-020750-25**  
**ABP-320870-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 22/09/2025.

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

**Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 26/09/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. 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 connection with the planning application and appeal, it is considered that the applicant doesn't meet the requirements of the housing need criteria as set out in Objective HO 020 (Rural Areas Under Strong Urban Influence) 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, therefore, contravene Objective HO 020 of the planning authority as set out in the Limerick Development Plan 2022-2028 and

would be contrary to the proper planning and sustainable development of the area.

2. 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 and accordingly would, therefore, be contrary to the proper planning and sustainable development of the area.