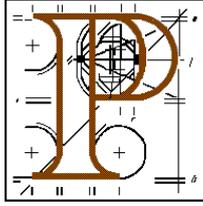


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Limerick City and County**

**Planning Register Reference Number: 16/601**

An Bord Pleanála Reference Number: PL 91.247302

**APPEAL** by Fergus Ahern care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 29<sup>th</sup> day of August, 2016 by Limerick City and County Council to refuse outline permission.

**PROPOSED DEVELOPMENT:** Outline permission for a new house complete with effluent treatment system and site entrance at Gardenhill, Castleconnell, County Limerick.

## **DECISION**

**REFUSE** outline permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. The site of the proposed development is located within an area designated as an area 'under strong urban influence' in the Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of Environment, Heritage and Local Government in April, 2005. On the basis of the documentation submitted with the planning application and the appeal, the Board was not satisfied that the applicant/appellant complies with the requirements for a dwelling at this location in terms of the criteria as set out in these Guidelines. The proposed development would, therefore, be contrary to national policy on rural housing as set out in the Guidelines and would, therefore, be contrary to the proper planning sustainable development of the area.
2. It is an objective of the Limerick County Development Plan 2010 – 2016 that development on substandard roads will only be considered in exceptional circumstances. The local road from which the proposed access to the site is gained is seriously substandard in terms of alignment. It is considered that the applicant/appellant has not demonstrated that there are exceptional circumstances to justify a dwelling at this location in accordance with Development Plan standards and it is considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2017.**