



An
Bord
Pleanála

**Board Order
PL 91.247739**

Planning and Development Acts 2000 to 2016

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 16/640

Appeal by Breda Hayes of 3 Glentworth Street, Limerick against the decision made on the 18th day of November, 2016 by Limerick City and County Council to grant subject to conditions a permission to Patricia Ingle care of CBA Architecture Limited of The Design Hub, Marble Hill, Ballintemple, Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a new dwelling, detached garage, detached shed, a treatment system, a domestic entrance and all associated site works at Five Cross Road, Farnane, Murroe, County Limerick.

Decision

REFUSE 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. Having regard to the location of the proposed development in an area of Strong Urban Influence and outside the settlement boundary for Murroe as set out in the Limerick County Development Plan 2010 – 2016, where it is the policy of the planning authority to restrict residential development in such areas and to direct residential development to serviced centres (such as the village of Murroe). This policy is considered reasonable. On the basis of the documentation submitted with the planning application and appeal, it is considered that the applicant has not demonstrated that she has a genuine rural housing need, within the terms of Objective RS01 of the Development Plan, to justify the provision of a dwelling at this rural location. The proposed development would therefore conflict with the provisions of the Development Plan, would consolidate a pattern of sporadic development in the area which would be detrimental to the rural character of the area, and would lead to demands for the uneconomic 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.

