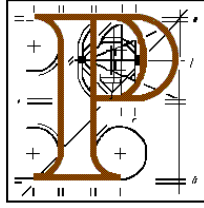


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Limerick City and County Council

Planning Register Reference Number: 17/856

An Bord Pleanála Reference Number: ABP-300323-17

APPEAL by Stephen Mann care of Micheal A. Burke Architectural Services of Main Street, Pallaskenry, County Limerick against the decision made on the 9th day of November, 2017 by Limerick City and County Council to refuse outline permission.

PROPOSED DEVELOPMENT: Outline permission for construction of a dwellinghouse, garage, entrance, installation of a wastewater treatment system and raised percolation area at Breska More, Clarina, 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. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the current Limerick County Development Plan and in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to National Policy Objective 19 of the National Planning Framework (February, 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. 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 efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the provisions of the Guidelines and the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located on a local road along the incline of a hill and the Board has concerns that the proposed development would endanger public safety by reason of the traffic hazard created by inadequate sightlines and the additional traffic turning movements which the development would generate on the local road. The proposed development would seriously injure the amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site of the proposed development is in a visually exposed and prominent rural location. It is considered that the siting of a house at this location would be visually obtrusive. Furthermore, the provision of an entrance onto the adjoining narrow local road would necessitate the removal of extensive hedgerow along the site's frontage resulting in increased visibility of the proposed dwelling. The proposed development would, therefore, seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.