



Planning and Development Acts 2000 to 2019

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 19/63

APPEAL by Gerard Gleeson of Newtown, Crecora, County Limerick against the decision made on the 21st day of March, 2019 by Limerick City and County Council to grant subject to conditions a permission to James and Stacey Moylan care of Michael Harty of Tara, Pass Road, Meelick, County Limerick.

Proposed Development: The construction of a dwellinghouse and separate garage including the following: (1) new site entrance off shared private roadway and (2) installation of septic tank and percolation area and all ancillary site development works at Newtown, Crecora, County Limerick.

Decision

REFUSE permission for the above proposed development in accordance with 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

The site is located within an 'area under urban influence' which is an area under significant pressure for rural housing, as identified in the Limerick County Development Plan 2010-2016 (as extended), the Sustainable Rural Housing Guidelines and in the National Planning Framework. National Policy Objective 19 aims 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 documentation submitted with the application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is, therefore, considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.