



Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 19/977

APPEAL by Aidan and Elaine O'Connor of Kilrodane, Ardagh, County Limerick against the decision made on the 4th day of June, 2020 by Limerick City and County Council to grant subject to conditions a permission to Barry Downes and Grace O'Connor care of Kenneally Murphy and Associates Limited of Main Street, Abbeyfeale, County Limerick.

Proposed Development Construction of dwelling house, detached domestic garage, new entrance walls, installation of mechanical aeration unit with polishing filter system and all associated site works, all at Kilrodane, Ardagh, 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

1. Having regard to the location of the site in a rural area within an 'area of strong agricultural base', as designated in the current Limerick County Development Plan, to the expanse of one-off housing and the prevailing pattern of ribbon development, and having regard to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and the National Policy Objectives of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single houses in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicants do not come within the scope of the housing need criteria, as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" for a house at this rural location and do not comply with National Policy Objectives. 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, would exacerbate the pattern of ribbon development, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. It is considered that the proposed development would be contrary to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" and to

the rural policy provisions of the National Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the poor horizontal alignment of the local road at this location, the substandard, restricted width of this road, and the limited available sightlines at the site frontage, it is considered that the proposed development would endanger public safety by reason of traffic hazard and the additional traffic turning movements it would generate.

Paul Hyde

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

Dated this day of 2020.