



Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 20/776

APPEAL by Jonathan Ryan care of Morgan Flynn of Bushy Island Cottage, Ballysheedy, County Limerick against the decision made on the 1st day of October, 2020 by Limerick City and County Council to refuse permission.

Proposed Development: Construction of a part two-storey, part single storey dwelling house incorporating a family flat, agricultural shed, wastewater treatment system, percolation area, alterations to existing entrance and all ancillary site works at Routagh, Ballysheedy, 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 subject 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 for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in the National Planning Framework. National Policy Objective 19 of the National Planning Framework 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 appeal and the fact that the applicant already lives in a rural house proximate to the site of the proposed development, the Board is not satisfied that the application has demonstrated an economic or social need for an additional dwelling in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in national policy and guidelines and in local development plan policy for a house at this location. In the absence of an identified locally based, site specific economic or social need to live in the area and having regard to the substantial amount of one-off housing already existing in this rural area which is not zoned for residential development, it is considered that the proposed development would contribute to the development of random rural housing in the area, would exacerbate the existing pattern of ribbon development and would militate against the preservation of the rural environment and the efficient provision of public

services and infrastructure. 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.

Dave Walsh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this day of 2021