

Planning and Development Acts 2000 to 2020

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 20/799

APPEAL by Jane Scanlan care of Patterson Design of Churchtown, Newcastle West, County Limerick against the decision made on the 7th day of October, 2020 by Limerick City and County Council to refuse permission to Jane Scanlan.

Proposed Development Construction of a bungalow, consisting of four number bedrooms, one en-suite, two number bathrooms, utility room, kitchen, dining room, livingroom and domestic garage with packaged wastewater treatment system and polishing filter and connections to all existing services, front entrance gates and wall, all at Glendarragh, Newcastle West, County Limerick.

Decision

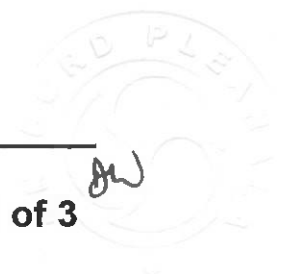
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

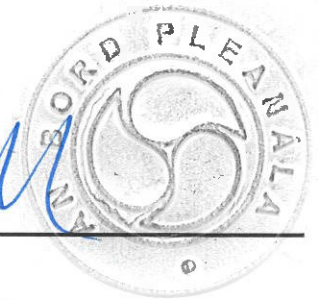

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the site location in an area identified as being a strong agricultural base, its proximity to Newcastle West and the proliferation of rural housing in the vicinity of the site, 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 detrimental to the rural character of the area and would be contrary to the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the already extensive development within this rural area undermined local and national policies to preserve the rural landscape and agreed with the planning authority's assessment that the proposed development would extend and exacerbate ribbon development along the L1316, having regard to the unserviced nature of the lands and its impact on the rural character of the area.



Dave Walsh

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

Dated this 30th day of August 2021.