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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Limerick City and County Council**

**Planning Register Reference Number: 20/1257**

**APPEAL** by Kieran O'Connell and Regina O'Connor care of Maurice Meskill of Coolcappa, Ardagh, County Limerick against the decision made on the 10<sup>th</sup> day of March, 2021 by Limerick City and County Council to refuse a permission.

**Proposed Development:** Construction of a new dwelling house, site entrance, wastewater treatment system, percolation area and all associated site works at Corcamore, Clarina, County Limerick.

## **Decision**

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

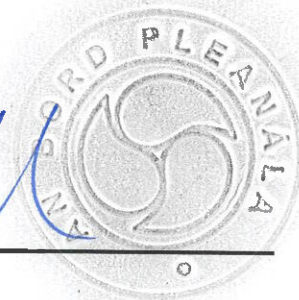
## **Matters Considered**

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 within a rural area under the strong urban influence of Limerick City and near to the settlements of Clarina and Mungret, and having regard to National Policy Objective 19 of the National Planning Framework, which requires that applicants for rural dwelling houses should have a demonstrable economic or social need and that this should be considered in the context of the need to promote the viability of nearby settlements, the Board considers that the applicants have not demonstrated sufficiently that they have an economic or social need that requires them to reside on the application site. In this context, it is considered that granting permission for the proposed dwelling house would contribute to the unnecessary expansion of development within a rural area, would militate against the preservation of the rural environment, and would contravene the aforementioned Objective of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site in the landscape character area known as the Shannon Coastal Zone and to the accompanying Objective EH 012 of the Limerick County Development Plan 2010 – 2016 (as extended), the Board considered that the proposed dwelling house, due to its elevated position, large scale and complex design, would be both obtrusive and intrusive within its rural landscape setting, would seriously injure the visual amenities of the surrounding rural area and would, therefore, contravene Objective EH 012 of the current Development Plan. The proposed development would, therefore, 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 13<sup>th</sup> day of July 2021