

An  
Bord  
Pleanála

Board Order  
ABP-311846-21

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**Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: 21/1155**

**APPEAL** by Jonathan Ryan care of Agletarchitecture of Bushy Island Cottage, Ballysheedy, County Limerick against the decision made on the 6<sup>th</sup> day of October, 2021 by Limerick City and County Council to refuse permission.

**Proposed Development:** Construction of a part two-storey, part single storey, farmhouse 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**

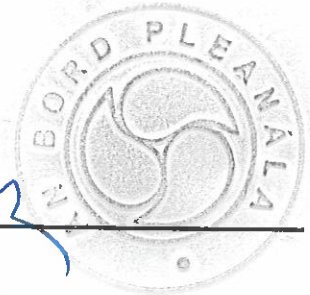
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

The subject site is located within an 'area under strong urban influence', as identified in the Limerick County Development Plan 2010-2016 (as extended), and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, National Policy Objective 19 of the National Planning Framework, published by Government in 2018, states that in areas under urban influence, it is policy to facilitate the provision of single housing in the countryside, based on the core consideration of demonstratable economic or social need to live in a rural area.

Having regard to the documentation submitted with the application and the appeal and to 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 applicant 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 the 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 be contrary to the Ministerial Guidelines and to the overarching national policy, and having regard to the relevant provisions of the Limerick County Development Plan 2010-2016 (as extended) would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this  day of  2022.