



Planning and Development Acts 2000 to 2021

Planning Authority: Limerick City and County Council

Planning Register Reference Number: 21/682

APPEAL by Mike Blackwell of Churchfield, Annagh, Lisnagry, County Limerick against the decision made on the 22nd day of October, 2021 by Limerick City and County Council to grant subject to conditions a permission to Bríd Coughlan and David Doyle care of Joseph Barry of Castleconnell, County Limerick.

Proposed Development: Construction of a new single storey house complete with a domestic garage, effluent treatment system and a new site entrance at Annagh, Lisnagry, 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 in a rural area which is identified by the Limerick County Development Plan 2010-2016 (as amended) as being under strong urban influence and in an Area Under Strong Urban Influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in 2005. Furthermore, National Policy Objective 19 of the National Planning Framework (2018) outlines that in such areas, single housing proposals shall be facilitated "based on the core consideration of demonstrable economic or social need to live in a rural area ... having regard to the viability of smaller towns and rural settlements". The applicants have not demonstrated an economic or social need to live in a rural area and have not demonstrated that they are an intrinsic part of the rural community in which the development is located. The proposed development, therefore, is contrary to the Ministerial Guidelines, does not accord with National Policy Objective 19 of the National Planning Framework and is contrary to the relevant rural housing policies of the Limerick County Development Plan 2010-2016 (as amended). The proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 31st day of March 2022