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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 22/25**

**APPEAL** by Brian Smith, Castlevew, Castleroberts, Adare, County Limerick against the decision made on the 12th day of July, 2022 by Limerick City and County Council to grant, subject to conditions, a permission to Christine Lane care of Hutch O'Malley Consulting Limited, The Railway Station, Patrickswell, County Limerick, in accordance with the plans and particulars lodged with the said council.

**Proposed Development:** Construction of one number two storey dwelling house, a new site entrance which includes the boundary ditch to be set back to provide adequate site distance, new front entrance pillars, new fenced/hedged site boundaries, a new wastewater treatment system, and all associated site works at Castleroberts, Adare, County Limerick.

*MAH*

## **Decision**

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

## **Reasons and Considerations**

The proposed site is defined as an area under Strong Urban Influence in the Limerick Development Plan 2022-2028 and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. Having regard to section 4.4 Rural Housing and the zoning objectives for agricultural areas in the development plan, and the Sustainable Rural Housing Guidelines, which seek to protect rural amenity and agricultural lands from urban sprawl and ribbon development, the Board considered the proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, 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 noted the planning history pertaining to this site and previous reasons for refusal. The Board considered the proposed development would be contrary to policy objectives in the current development plan for the area and the Sustainable Rural Housing Guidelines for Planning Authorities, which seek to control ribbon development in areas under Strong Urban Influence. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 13<sup>th</sup> day of November 2023.