

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

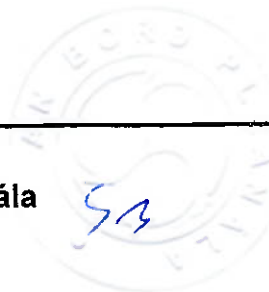
Planning Register Reference Number: 22/805

APPEAL by David Dillane care of Frank Ross Consulting Engineer of Blossom Hill, Kilcornan, County Limerick against the decision made on the 13th day of September, 2022 by Limerick City and County Council to refuse permission for the proposed development.

Proposed Development: Construction of dwelling house, detached garage, new entrance and installation of on-site treatment plant and percolation area together with all associated site works at Rooska East, Carrigkerry, County Limerick.

Decision

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



Reasons and Considerations

1. The subject site is located within an 'area under strong urban influence' which is an area under significant pressure for rural housing, as identified in the Limerick Development Plan 2022-2028, the Sustainable Rural Housing Guidelines and in the National Planning Framework. National Policy Objective 19 aims to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live 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 the Guidelines and in national policy for a house at this location and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development in the absence of a locally based need for the house, would contribute to the encroachment of random housing development in a rural area 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 contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 17th **day of** November **2023.**

