

Planning and Development Acts 2000 to 2022

Planning Authority: Limerick City and County Council

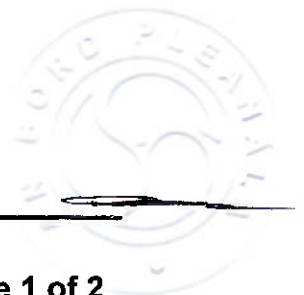
Planning Register Reference Number: 22/209

Appeal by Richard and Mary O'Shaughnessy care of Frank Ross Consulting Engineer of Blossom Hill, Kilcornan, County Limerick against the decision made on the 10th day of January, 2023 by Limerick City and County Council to refuse permission for the proposed development.

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

Decision

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

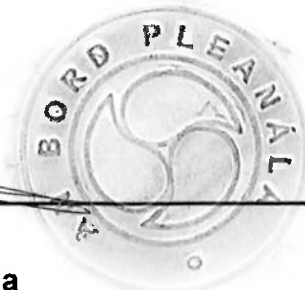


Reasons and Considerations

Having regard to the location of the site within a 'Rural Area under Strong Urban Influence' as identified in the Limerick Development Plan 2022-2028, where housing is restricted to persons demonstrating local need based on their social and/or economic links to a particular local rural area and who have never owned a house in the rural area, and the applicants' particular circumstances as set out in the documentation submitted with the appeal, it is considered that the applicants do not come within the scope of the housing need criteria as set out in Objective HO O20 of the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 6th day of February 2024.