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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 22/210**

**Appeal** by Helen O'Donnell care of Frank Ross Consulting Engineer of Blossom Hill, Kilcornan, County Limerick against the decision made on the 10<sup>th</sup> 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 in the absence of any documentary evidence regarding the applicant's circumstances in this respect, the Board is not satisfied that the applicant comes within the scope of the housing need criteria 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 06<sup>th</sup> day of February 2024.