



An
Bord
Pleanála

Inspector's Report ABP-312411-22

Development	Construction of a single storey dwelling house, entrance, driveway, mechanical wastewater treatment unit, polishing filter and all ancillary site works
Location	Coolaboy, Dromcollogher, Co. Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	21545
Applicant(s)	Mary Theresa Middleton
Type of Application	Permission
Planning Authority Decision	Grant, subject to conditions
Type of Appeal	Third Party
Appellant(s)	James Wall
Date of Site Inspection	25 th March 2022
Inspector	Liam Bowe

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1.0 Site Location and Description

- 1.1. The appeal site is located in a rural area of southwest County Limerick, at the northern edge of Dromcollogher village, approximately 15km southeast of Newcastle West and 15km to the west of Charleville, Co. Cork. The site is accessed from the R552 regional road within the 50kph zone associated with Dromcollogher village. There is a house immediately to the southeast of the appeal site and there are a number of houses to the northeast, all serviced off the same access. There is a health care / respite centre further to the south.
- 1.2. The appeal site is 0.33 ha. and occupies an area of road frontage which extends to approximately 39m. The appeal site rises from southwest to northeast. There are low hedgerows along the north-western and north-eastern boundaries, the south-western site boundary is a low stone wall and a stream flows along the inside of this wall within the appeal site. The south-eastern site boundary is a 1.2m high concrete post and wire mesh fence. The site is under grassland and appeared to be in agricultural use on the day of my site inspection.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of a house, connection to the public water, a proprietary wastewater treatment system and associated site development works at Coolaboy, Dromcollogher, County Limerick.
- 2.2. The proposed dwelling is single storey in design with a maximum ridge height of 6.1m and the finishes include rendered walls and blue / black slate roof. The proposed dwelling will have an area of 209.3m². The existing northern (hedgerow), eastern (hedgerow) and western (low wall) site boundaries are to be retained. A semi-mature beech hedge is proposed along part of the south-eastern site boundary.

3.0 Planning Authority Decision

3.1. Further Information Request

Prior to issuing a notification of decision, the Planning Authority issued a further information request on 17th June 2021 requiring details in relation to compliance with

rural housing policy (i.e., documentary evidence of the location of the family house and full land registry folios), a landscape plan, details for disposal of surface water and a request to address the third party objections. The request also included an invitation to move the proposed house away from the property to the southeast.

The applicant submitted a response to this further information request to the Planning Authority on 23rd November 2021, which included folio maps, a revised site layout plan, a landscaping scheme, details of surface water disposal and comments on the objections to the proposed development.

3.2. Decision

By order dated 15th December 2021 Limerick City and County Council issued notification of decision to Grant Permission for the proposed development subject to 17 No. standard conditions. The Conditions include inter alia the following:

- Condition No.4: Occupancy agreement.
- Condition No.5: Planting of all boundaries.

3.3. Planning Authority Reports

3.3.1. Planning Reports

There are two Planning Reports on file dated 16th June 2021 and 14th December 2021, respectively. The Planning Officer in the initial report stated that the location of the site is in an Area of Strong Agricultural Base as per the Limerick County Development Plan, Objective RS02 applies and that it was considered that the applicants had not demonstrated compliance with this objective. The report recommended further information be requested on this issue, which is reflected in the decision of the Planning Authority.

Appropriate Assessment Screening was carried out and concluded that there is no likely potential for significant effects to any Natura 2000 site.

A second Planner's Report (dated 14th December 2021) refers to the further information submitted and considered that, having regard to the additional information, permission should be granted subject to 17 No. conditions.

3.3.2. **Other Technical Reports**

Environment – No objections. Conditions recommended.

3.4. **Prescribed Bodies**

Irish Water – No objection. Conditions recommended.

3.5. **Third Party Observations**

A submission was received from James Wall. The issues raised are generally similar to those referenced in the grounds of appeal. These include no site notices present, location of site outside of the settlement of Dromcollogher, applicant doesn't comply with the rural housing policy, the proposed house will extend linear development further into the countryside, concerns about the access and parking, too close to his septic tank, impact on stream and wildlife, concerns about the house design, no proposals for the disposal of surface water, no proposals included for renewable energy and loss of agricultural land.

4.0 **Planning History**

There is no planning history on the appeal site referenced in the report of the Planning Officer.

5.0 **Policy Context**

5.1. **National Planning Framework**

5.1.1. The NPF in relation to rural housing includes objective 19 which states –

Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, 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 and siting and design criteria for rural

housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;

- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.2. Sustainable Rural Housing Guidelines for Planning Authorities (2005)

- 5.2.1. The Sustainable Rural Housing Guidelines require planning authorities to differentiate between rural housing demand arising from rural housing need and housing demand arising from proximity to cities and towns. Additionally, development plans should distinguish rural areas under strong urban influence, stronger rural areas, structurally weak rural areas and areas with clustered settlement patterns. The guidelines state that development management policy should be tailored to manage housing demand appropriately within these areas.

5.3. Limerick County Development Plan 2010-2016 (as extended)

The settlement strategy identifies Dromcollogher as being within Tier 4 Towns and Villages with some essential infrastructure and a range of community infrastructure (Table 3.1: Settlement Hierarchy). These are settlements generally with a population of over 400 people that cater for the daily and weekly needs of their inhabitants and the needs of the surrounding wider catchment area and provide a range of employment opportunities and services appropriate to their size and function, such as secondary and primary schools, childcare facilities, sports grounds/complexes, library, Garda stations, medical centres and a good range of local services including shops, pubs, post office and banks/ credit unions. The relevant policies and objectives of the Limerick County Development Plan are set out below.

- Objective SS 02: Design of development
- Objective SS 03: Capacity of village / town to absorb development
- Objective SS 04: Sequential growth of settlements
- Objective SS 05: Prevention of urban sprawl

- Policy SS P9: Tier 4 settlements

The **Draft Limerick County Development Plan 2022-2028** clearly identifies the appeal site to be outside of the settlement boundary for Dromcollogher village¹. At present, the submissions on the proposed amendments to the Draft Plan are under consideration by the members of Limerick City & County Council. It is expected that the Plan will be adopted on the 21st day of June 2022 and come into effect 6 weeks after this date.

Section 3.9 - Rural Settlement Policy

The Plan states:

The planning authority recognises that the continued trend towards single houses in the open countryside is unsustainable and has implications for the key rural resources of agricultural land, water quality, landscape and heritage as well as undermining the growth and use of existing services and facilities in the towns and villages. In addition, it is stated that the proliferation of one-off rural houses does not strengthen rural communities in the long term. The strengthening of rural communities can only be achieved in the long term through making settlements more attractive places to live and providing employment opportunities.

Policy RS P3 - It is a policy of the Council to apply a presumption in favour of granting planning permission to applicants for rural generated housing where the qualifying criteria set down in objectives **RS 01 to RS 08** are met and where standards in relation to siting, design, drainage and traffic safety set down in the Plan are achieved.

Rural Area Types

In terms of Rural Settlement Policy, the site is located within an area identified in Section 3.9.1 of the Plan as an “Area of Strong Agricultural Base” which is described as rural areas that traditionally have had a strong agricultural base, that are restructuring to cope with changes in the agricultural sector and have an extensive network of smaller rural towns, villages and other settlements. In these areas the focus of urban generated housing should be in the network of settlements to support

¹ P.60, Dromcolliher Zoning Map, Volume 2, Level 4 - Large Villages, Draft Limerick Development Plan 2022-2028

the development of services and infrastructure and to take pressure off development in the open countryside.

Objective RS 02

It is an objective to recognise the housing need of people intrinsic to the rural local area subject to applicants demonstrating that their proposal complies with a genuine housing need. In order to demonstrate a genuine rural housing need any of the following criteria should be met:

- (a) The application is being made by a long-term landowner or his/her son or daughter seeking to build their first home on the family lands, or
- (b) The applicant is engaged in working the family farm and the house is for that person's own use; or
- (c) The applicant is working in essential rural activities and for this reason needs to be accommodated near their place of work; or
- (d) The application is being made by a local rural person (s) who for family and/or work reasons wish to live in the local rural area in which they have spent a substantial period of their lives (minimum 10 years) and are seeking to build their first home in the local rural area.

5.4. Natural Heritage Designations

There are no European Sites in the vicinity of the site. The closest sites are the Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161) and the Blackwater River (Cork / Waterford) SAC (Site code: 002170) located approximately 6.1km to the southeast and 6.7km to the south, respectively.

5.5. EIA Screening

Having regard to the nature and scale of the proposed development and separation from sensitive environmental receptors, I am satisfied that no likely significant impacts on the environment arise from the proposed development and that the carrying out of an EIA is not required in this case.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The grounds of appeal are submitted by James Wall, Coolaboy, Dromcollogher, Co. Limerick. The main points made can be summarised as follows:

- States that issues of landscaping and overlooking were satisfactorily addressed within the further information submitted to the planning authority on 23rd November 2021.
- Contends that issues in relation to pollution of the watercourse, impact on ecology, renewable energy, justification for use of land and house design were not addressed.
- Contends that the proposed development will contribute to ribbon development at this location and is contrary to policy objectives SS04 and SS05.
- Contends that the impact on ecology has not been adequately considered by the planning authority and he includes an ecological report (Appendix 3) in his appeal.
- Contends that the proposed house design is suburban in form and not suitable for this rural area.
- Contends that the loss of this agricultural land to residential use is unnecessary as there are other suitable infill and brownfield sites available within the village core.

6.2. Applicant Response

6.2.1. A response to the grounds of appeal is submitted by Dianne McDonogh, Town & Country Resources Ltd., Breska, Clarina, Co. Limerick on behalf of Mary Theresa Middleton. The main points made can be summarised as follows:

- States that the First Party is returning from USA with her husband and family due to her husband's ill-health.

- Contends that the First Party complies with rural housing policy Objective SS02 as she has spent a substantial period of her life in this area.
- Contends that the First Party also complies with rural housing policy Objective SS018 in the Draft Limerick Development Plan 2022-2028 in relation to an area identified as 'Rural Elsewhere / Structurally Weak'.
- Contends that First Party complies with the requirements of the Sustainable Rural Housing Guidelines as she is a returning emigrant who resided in the adjacent dwelling for 12/13 years.
- States that the proposed house is the second fronting onto the R522 regional road at this location and it is incorrect to state that this constitutes ribbon development.
- Contends that the proposed development constitutes clustered development and not ribbon development.
- Contends that the ecological impact of the proposed development on this low value site will be negligible and the wastewater treatment system has been designed so that there will be no impact on waterbodies.
- Contends that the simple form and single storey design of the proposed house respects the character and development pattern of the existing settlement and sits appropriately into the landscape.

6.3. Planning Authority Response

The Planning Authority has not responded to the grounds of appeal.

7.0 Assessment

I consider that the main issues in the assessment of this appeal are as follows:

- Principle of development
- Ribbon development
- Design
- Loss of agricultural land
- Appropriate Assessment
- Other Issues

7.1. Principle of development

- 7.1.1. The appeal site is located at the northern edge of Dromcollogher village. The settlement strategy in the Limerick County Development Plan 2010-2016 (as extended) identifies Dromcollogher as being within Tier 4 Towns and Villages². The site at present is greenfield and is under grassland and appears to be used for grazing animals. The site / field has been subdivided from the cottage on the adjacent site to the southeast. At present, I consider this to be the last remaining parcel of land on the northern edge of the village that can be considered to be within the development boundary for the village. However, I do note the contents of the planning officer's report clearly identifying the site as outside of the village boundary and within the rural area designated as 'Strong Agricultural Base'.
- 7.1.2. In this regard, the Draft Limerick Development Plan 2022-2028 brings clarity by clearly demarcating the village boundary for Dromcollogher³. The appeal site, the cottage to the southeast, and houses to the northeast of the appeal site within this cluster of houses, are all outside of the designated development boundary for Dromcollogher village. The zoning map clearly identifies three parcels of land, to the north and east of the village centre, that are intended / planned for any new

² APP 1 – 21, 7.4 Dromcolliher – Tier 4 Settlement, Limerick County Development Plan 2010-2016 (as varied)

³ P.60, Dromcolliher Zoning Map, Volume 2, Level 4 - Large Villages, Draft Limerick Development Plan 2022-2028

residential development in the village and that will consolidate the existing built environment.

- 7.1.3. Therefore, I am assessing the appeal on the basis that the site is located in an area identified in the Limerick County Development Plan 2010-2016 (as extended) as an 'Area of Strong Agricultural Base' and a 'Stronger Rural Area' as identified in the Sustainable Rural Housing Guidelines. In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas.⁴
- 7.1.4. The development plan policies (RS P1 and RS P3) and Objectives RS 01 to RS 08 seek to facilitate housing need requirements of rural communities, particularly for immediate family members on family farms/landholdings, while directing urban generated housing into towns and villages. The policy in 'Areas of Strong Agricultural Base' (Objective RS 02) requires applicants to show a genuine rural housing need in the area. This can be demonstrated if the applicant is the owner of a landholding which must be in the ownership of the family for more than 10 years, or the applicant is engaged in working on the family farm or in essential rural activities which requires them to live nearby. The final criterion is where the application is being made by a 'local rural person' who wishes to live in the local rural area in which they spent a substantial period of time (min. 10 years) for either family or work reasons.
- 7.1.5. The Sustainable Rural Housing Guidelines for Planning Authorities (2005) state that development driven by urban areas should take place within the built-up areas, and that a distinction should be drawn between development that is needed to sustain rural communities and that which tends to take place in the environs of towns, which should more appropriately take place within urban areas.
- 7.1.6. The policies set out in the Sustainable Rural Housing Guidelines have been reinforced in the more recently published National Planning Framework (2018). In stronger rural areas, it is the policy to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic and social need to live in a rural area, having regard to the viability of small towns and rural

⁴ P.16, Sustainable Rural Housing – Guidelines for Planning Authorities (DoEHLG 2005)

settings. Thus, it continues to be necessary to demonstrate a functional economic or social requirement for housing need in these areas.

7.1.7. The First Party submitted supplementary information, as a response to the further information request, to the Planning Authority on 23rd November 2021. This included a folio map outlining the appeal site and associated right of way to / from the public road, and a letter of support from James Ambrose who was the parish priest in Dromcollogher-Broadford from 1986-2011. It is stated in the letter that the First Party resided on the main street in Dromcollogher from 1959-1982 and then moved to Coolaboy, adjacent to the appeal site. It is stated in the response to the appeal that the First Party then resided at Coolaboy until 1994, before emigrating to and residing in the USA since then. No details from state bodies/agencies confirming the First Party's addresses and residences in the local area are submitted. Similarly, no details of any economic need to reside at this location are submitted with the application or appeal.

7.1.8. In terms of Objective RS 02 and the requirements of the rural housing policy, the application can be summarised as follows:

- (a) The application is not being made by a long-term landowner or his/her son or daughter seeking to build their first home on the family lands,
- (b) The applicant is not engaged in working a family farm,
- (c) The applicant has not provided information of working in essential rural activities,
- (d) On the basis of the information provided, I consider that the First Party has not demonstrated that she has spent a substantial period of their life (minimum 10 years) in this rural area or that she is seeking to build her first home in the local rural area. For this reason, I do not consider that it has not been sufficiently demonstrated that the application is being made by a local rural person who for family and/or work reasons wish to live in the local rural area.

7.1.9. Therefore, I am not satisfied that the information provided forms a clear basis for compliance with rural housing policy set out in the development plan or forms a basis for a need to live at this rural location. On the basis of the above, I do not consider that the applicant meets the requirements of the Limerick County Development Plan relating to rural housing in an area designated as 'Area of Strong Agricultural Base'

such as the appeal site. Given the location of the appeal site in an area also designated as a 'stronger rural area' and the circumstances of the applicant, I also consider that the proposed development would be contrary to the National Planning Framework and the Sustainable Rural Housing guidelines. The applicant has not, therefore, demonstrated that she can meet the requirements of the settlement policy as set out in Objective RS 02.

7.2. Ribbon development

- 7.2.1. Another key issue to be addressed within this appeal relates to the question of whether the appeal site would result in contributing to the ribbon development radiating from the village and, therefore, conflict with policy Objectives SS 04 and SS 05 of the Development Plan. Policy Objective SS 04 states that 'where no specific zoning is identified for a settlement, new developments shall be within or contiguous to the core identified for each settlement, thus avoiding "leap frogging" of development and shall be designed so as to consolidate existing villages /towns and provide for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development'. Policy Objective SS 05 states that 'in order to retain the identity of towns / villages, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside, it is an objective to prevent linear roadside frontage development on roads leading out of towns and villages'.
- 7.2.2. As stated previously, the appeal site is located at the northern edge of Dromcollogher village and forms part of a cluster of three existing dwellings. The site is accessed from the R552 regional road within the 50kph zone associated with Dromcollogher village but, I consider, will extend the existing pattern of development further to the north outside of the designated village settlement area. Therefore, I consider the proposed development would directly conflict with policy Objective SS 05 and would dilute the distinction in character between the built-up area and the open countryside and would add to linear roadside frontage development on this road leading out of Dromcollogher village.
- 7.2.3. Policy Objective SS 04 states that new developments shall be within or contiguous to the core identified for each settlement where no specific zoning is identified for a

settlement. I note all parties agree that the site is located outside of the settlement area for the village. On the basis of the above, I am satisfied that the proposed development would dilute the distinction in character between the built-up area and the open countryside and would add to linear roadside frontage development on this road leading out of Dromcollogher village. This would directly conflict with policy Objective SS 05 of the Development Plan and, therefore, I recommend that the proposed development be refused on this basis.

7.3. Design

- 7.3.1. As stated earlier in this report, the proposed development comprises the construction of a single storey house with a floor area of 209.3m² and it also incorporates a domestic garage area. It is proposed to be sited at a finished floor level c.3m above the public road level and c.1m lower than the house on the adjacent site to the south.
- 7.3.2. The Appellant contends that the proposed house design is suburban in form and not suitable for this rural area, whilst the First Party contends that the proposed house is simple in form and the single storey design respects the character and development pattern of the existing settlement and sits appropriately into the landscape. I am satisfied that the design of the dwelling is well considered and should sit comfortably within the cluster arrangement prevalent at this location.
- 7.3.3. In conclusion, I consider the proposed house design to be both simple in form and traditional in design, and I am satisfied that the proposed house would not present any significant adverse visual impact on this rural landscape.

7.4. Loss of agricultural land

- 7.4.1. I note the appellant's contention that the loss of this agricultural land to residential use is unnecessary and that there are other more suitable infill and brownfield sites available within the village core. Effectively, I have assessed this issue earlier in this report under 'Ribbon Development' and the spread of the village into the rural environment. I have noted the presence of brownfield / infill sites in the village core area that would be more suitable than the appeal site for residential development. However, the stated area of the site is 0.33 ha. and I consider the loss of this area to

agricultural use would not be so significant as to merit inclusion as a reason for refusing the proposed development.

7.5. Appropriate Assessment

- 7.5.1. Having regard to the nature and scale of the development proposed and the absence of any direct or indirect pathway between the appeal site and any European site and the separation distances to the nearest European sites (Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161) and the Blackwater River (Cork / Waterford) SAC (Site code: 002170)) located approximately 6.1km to the southeast and 6.7km to the south, respectively, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

7.6. Other Issues

Traffic safety and car parking

- 7.6.1. The proposal would utilise an existing entrance off the R552 regional road in Dromcollogher. The area is governed by the 50 kilometres per hour speed limit. The footpath for the village commences immediately to the south of the adjacent Respite Centre, which is c.115m from the access road serving the appeal site.
- 7.6.2. I am satisfied that the available sightlines and the width of the adjoining public roadway / street is sufficient to cater for the level of traffic generated by a single residential unit. In conclusion, I am satisfied that the proposed dwelling house would be capable of being accessed satisfactorily and would not give rise to a traffic hazard.

Surface water disposal

- 7.6.3. The First Party confirmed in her response to the RFI on 23rd November 2021 that surface water would be disposed of to the adjacent watercourse. The planning authority attached a condition (no.10) to the decision to grant permission requiring on-site disposal of surface water to soakpits / adjacent watercourses. I consider this to be acceptable and I recommended that, should the Board be minded to grant

permission, a suitably worded condition be attached requiring on-site disposal of surface water to soakpits / adjacent watercourses.

Ground water

- 7.6.4. The First Party excavated the trial hole to a depth of 2.1m and recorded that the water table was located at a depth of 1.6m. It is confirmed within the Site Characterisation Report that the appeal site is located over a locally important aquifer with moderate vulnerability, which requires a Groundwater Protection Response of R1. The T Value is stated as 10.61 and, based on these results, the Site Assessor recommended a proprietary wastewater treatment system with secondary and tertiary treatment.
- 7.6.5. On the day of my site inspection, I noted that the ground conditions were good and consistent with those described within the Site Characterisation Form. There is a watercourse running along the southern boundary of the appeal site, however, the required separation distances from proposed DWWTS are all in accordance with the CoP and, consequently, I do not consider it likely to pose a risk to this watercourse.
- 7.6.6. I conclude, based on the material submitted with the application, that the appeal site is suitable for the safe disposal of domestic effluent and with the installation of a proprietary wastewater treatment system, that the proposed development would not create a serious risk of ground water pollution or be a risk to the nearby watercourse.

Ecology

- 7.6.7. The appellant included an ecological report in his appeal and contended that the impact on ecology had not been adequately considered by the planning authority. I note the conclusion stating that the loss of agricultural grassland cannot be regarded as ecologically significant and highlighting the importance of retaining the hedgerows. I also note the potential for polluting the stream to the southwest of the site either through run-off or a misplaced / malfunctioning wastewater treatment system. In this regard, it is recommended that, should the Board be minded to grant permission, a suitably worded condition be attached requiring the installation and operation of the wastewater treatment system to be in accordance with the EPA standards in the Code of Practice.

Development contributions

- 7.6.8. I refer to the Limerick City & County Council Development Contribution Scheme 2022. It is recommended that, should the Board be minded to grant permission, a suitably worded condition be attached requiring the payment of a Section 48 Development Contribution in accordance with the Planning and Development Act 2000.

8.0 Recommendation

I recommend that permission be refused for the reason stated below.

9.0 Reasons and Considerations

1. Having regard to:

- the location of the site within a rural area identified as being an area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005 and an 'Area of Special Control' under the Limerick County Development Plan 2010-2016 (as extended),
- National Policy Objective 19 of the National Planning Framework (February 2018) which seeks 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 viability of smaller towns and rural settlements,
- The provisions of the Limerick County Development Plan 2010-2016 (as extended) and specifically Objective RS 02, which facilitates the provision of rural housing for local rural people building in their local rural area (defined as within 10 kilometres radius of the where the applicant has lived or was living), and

- The absence of documentation on the file outlining the applicant's links to this rural area,

the Board could not be satisfied on the basis of the information on the file that the applicant comes within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the development plan.

The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority as set out in policy Objective SS 05 of the current Development Plan that in order to retain the identity of towns / villages, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside, it is an objective to prevent linear roadside frontage development on roads leading out of towns and villages. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would contribute to extending linear roadside frontage leading out of Dromcollogher village. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Liam Bowe
Planning Inspector

12th May 2022