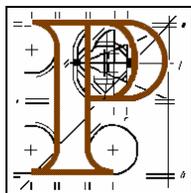


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Clare County

Planning Register Reference Number: P13/58

An Bord Pleanála Reference Number: PL 03.242102

APPEAL by Fred Haptonstal of Caherush, Quilty, County Clare against the decision made on the 28th day of May, 2013 by Clare County Council to grant subject to conditions a permission to Conor Tubridy and Mary Mulqueen care of Paul Stafford of Greyrock Cross, Lisdoonvarna, County Clare.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse and a wastewater treatment system at Caherush, Quilty, County Clare, as revised by further public notice received by the planning authority on the 9th day of May, 2013.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The site is located between the road and the sea within an area designated as 'Heritage Landscape' where it is an objective of the Clare County Development Plan 2011-2017 as outlined in objective CDP 16.5 that proposed developments must demonstrate that every effort has been made to reduce visual impact. The proposed development would involve the erection of a large detached house in a very sensitive open coastal location between the public road and the sea. It is considered that, by reason of its design, length, bulk and mass, the proposed development would be visually obtrusive and would interfere with the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2013.