



Planning and Development Acts 2000 to 2019

Planning Authority: Clare County Council

Planning Register Reference Number: P18/917

APPEAL by Stephen Finn (Contractors) Limited care of Coakley Consulting Engineers of 57 Derrylea, Tralee, County Kerry against the decision made on the 1st day of August, 2019 by Clare County Council to refuse permission.

Proposed Development: Two number detached two-storey houses on lands within the boundary of the existing zoned residential cluster development, connection to the existing treatment unit on the adjacent land in the same ownership and all associated site works including boundary treatment at Portdrine, Cratloe, County Clare. Further public notices were received by the planning authority on the 5th day of July, 2019.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the vertical and horizontal alignment of the road in the vicinity of the site, to the location of the proposed entrance and restricted sight distances available particularly to the northeast, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the proposed development would generate on this section of road. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2019.