



Planning and Development Acts 2000 to 2020

Planning Authority: Clare County Council

Planning Register Reference Number: P19/537

APPEAL by Joseph and Natalie Cosgrave care of Limford Building Surveyors Limited of Limford House, 21 The Orchard, Millersbrook, Nenagh, County Tipperary against the decision made on the 2nd day of July, 2020 by Clare County Council to refuse permission.

Proposed Development: Extension of the existing Sancta Maria Nursing Home, including material alterations to existing building layout, associated material alteration to the existing elevations, revised site layout, close one existing road entrance, replace existing treatment system and percolation area with a new site specific wastewater treatment system and percolation area to Environmental Protection Agency Guidelines including all ancillary site works at Sancta Maria Nursing Home, Cratloe, County Clare. Further public notices were submitted to the planning authority on the 5th day of June, 2020.

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

1. It is considered that the proposed development comprising an extension to the existing nursing home, including material alterations to the existing building layout and elevations, taken together with the inadequate on-site parking and the restricted site area, would give rise to a congested layout and to overdevelopment of the site. In addition, the proposed development by virtue of its height, scale and design, particularly when viewed from the south, would form a prominent feature in the landscape and would overlook the rear of existing residential development to the south of the subject site. The proposed development would, therefore, seriously injure the residential amenity and depreciate the value of property in the vicinity and would be out of character with the pattern of development in the area and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the inadequacy of on-site parking, it is considered that the proposed development would result in the obstruction of traffic movements in the vicinity, including those of emergency services, and would be unacceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.