



## Board Direction

Ref: **PL03.245531**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2<sup>nd</sup> February 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order / Inspector's draft reasons and considerations.

### REASONS AND CONSIDERATIONS

1. Having regard to the scale, bulk and length of the proposed building, to the excessive scale of car parking serving both the proposed development and public car parking, to the excessive level of platforming necessary to provide for this car park, to the removal of significant portions of the original curtilage wall bounding the grounds of a protected structure, and to the sensitivity of its open and elevated location within the curtilage of this protected structure, it is considered that the proposed development would be visually obtrusive in the context of the Deanery, would have a seriously detrimental visual impact on its character and landscaped setting, would result in the loss of mature trees that are characteristic of this parkland setting, and would set an undesirable precedent for further such development. It is also considered that the proposed development would seriously injure the visual amenity and character of the streetscape on this southern approach to the historic medieval Heritage town of Killaloe. The proposed development would fail to protect a protected structure contrary to Objective 18.1 of the Clare County Development Plan 2011 – 2017, would be contrary to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government (2011), and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Part of this site is subject to a “low density residential” zoning objective, as set out in the East Clare Local Area Plan 2011 – 2017, whereby the underlying priority is to ensure that the existing character of the area “is maintained and further reinforced...proposed development must also be appropriate in scale and nature for the area in which they propose to locate.” It is considered that this zoning objective is reasonable, particularly in the context of the location of these lands within the curtilage of a protected structure. Having regard to its scale and intensity, it is considered that the proposed development would contravene this zoning objective, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> February 2016  
Fionna O' Regan