



Board Direction

Ref: PL03.245604

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th February 2016.

The Board decided by a majority of 2:1 to refuse permission generally in accordance with the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

The subject site is located within a sensitive, open and exposed landscape, on a designated scenic route on the Loop Head peninsula, and adjacent to a designated Heritage landscape. It is considered that the agricultural need for the scale and extent of the development proposed to be retained and completed has not been demonstrated in terms of serving this landholding, and having regard to its height, bulk and mass, it is therefore considered that in the absence of such justification the development would seriously injure the visual amenities of this area, would interfere with the character of the landscape which it is necessary to preserve, and accordingly would contravene Objective 16.6 (scenic routes) of the Clare County Development Plan 2011 – 2017, as varied, which seeks to protect sensitive areas from inappropriate development. The development proposed to be retained and completed would, therefore, be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the development would be visually obtrusive in a sensitive landscape, and would be unacceptable in the absence of a demonstrated need for a development of this scale to serve the subject landholding.

Board Member: _____ Date: 16th February 2016
Fionna O' Regan