



Board Direction

Ref: PL03.246507

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th August 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. Taken in conjunction with existing and permitted development it is considered that the proposed development to be retained and the proposed development, by reason of its nature, location and excessive scale, would represent overdevelopment of this site, would be out of character with the existing pattern of development in the village centre of Doolin and would be contrary to the PP and SD of the area.
2. The use of the marquee is reliant upon the existing waste water treatment plant that serves the Hotel Doolin and which discharges via the public surface water drainage network to the River Aille. This plant needs to be upgraded and yet the applicant has not demonstrated that any upgrade would be compatible with the achievement of water quality objectives for this river and the maintenance of public health. Furthermore, given the significant scale of the development involved the Board is not satisfied that the use of a temporary wastewater treatment facility is appropriate and determines that in the absence of public sewerage services in the area it would be premature to grant permission for the proposed retention and continued use of the marquee which retention and use would be contrary to the proper planning and sustainable development of the area.

3. The use of the marquee is a source of significant noise that causes demonstrable disturbance within the surrounding area, especially at anti-social hours, and by its nature is not capable of providing the necessary attenuation. Hence its retention and continued use would be seriously injurious to the amenities of properties in the vicinity and would militate against the relative peace and quiet that Doolin affords as an established tourist destination and residential centre. Accordingly, the proposed retention and continued use of the marquee would be contrary to the proper planning and sustainable development of the area.

4. The applicant has failed to demonstrate that the access road from the R479 to the south east of the marquee has the benefit of planning permission. Furthermore, the applicant has failed to include the land to the south east of this road, which is proposed for a new use as an overflow car park, within the red edge of the application site. Accordingly, the Board is not in a position to fully assess the access and car parking arrangements envisaged as serving the marquee. In these circumstances, it would be inappropriate to consider a grant of permission for the proposed retention and continued use of this marquee and such use would be contrary to the proper planning and sustainable development of the area.

5. The marquee is sited to the rear of an attractive complex of buildings, which include the Hotel Doolin. By its nature and design the marquee is and would continue to be seriously injurious to the visual amenities of the area and thus its retention and continued use on the basis proposed would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 30th August 2016
G.J. Dennison