



An
Bord
Pleanála

Board Direction
BD-005281-20
ABP-300535-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

On the basis of the submissions made in connection with the application and appeal, including the Natura Impact Statement, as well as the appropriate assessment carried out by the Planning Inspector, the Board is not satisfied that the proposed development would not result in adverse effects on the physical structure, functionality and sediment supply of dune habitat within the Carrowmore Dunes Special Area of Conservation (Site Code: 002250), which has a stated conservation objective to restore the favourable conservation condition of the dune habitat qualifying interests with a target to maintain the natural circulation of sediment and organic matter without any physical obstructions. The qualifying interests for the Carrowmore Dunes Special Area of Conservation include the Annex 1 habitats, Embryonic shifting dunes, Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) and Fixed coastal dunes with herbaceous vegetation (grey dunes). In such circumstances, as the Board is not satisfied beyond reasonable scientific doubt that the proposed development would not adversely affect the integrity of the Carrowmore Dunes Special Area of Conservation (Site Code: 002250) in view of the site's conservation objectives, it is precluded from granting permission.

Board Member

Date: 03/03/2020

Terry Prendergast

Note:

The Board disagreed with the Planning Inspector's recommended reason for refusal no. 2 that the proposed development would have a long term significant negative impact on the landscape and visual quality in the area or on the amenity value of White Strand or that the proposed development would be contrary to Objectives CDP9.12, CDP12.14A and CDP13.6 of the Clare County Development Plan.2017-2023.

Please issue Direction with Board Order.