



An
Bord
Pleanála

Board Direction
BD-001351-18
ABP-301565-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2018.

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

Reasons and Considerations

It is an objective (CDP 8.6) of the Clare County Development Plan 2017-2023 to provide and facilitate roads projects, including the western by-pass of Killaloe. Having regard to the proximity of the subject site and the location of its means of vehicular access within the Infrastructure Safeguard area of the Killaloe by-pass, it is considered that the proposed development would be premature pending the completion of the by-pass and associated road infrastructure. As such it is considered that the proposed development would therefore materially contravene objective CDP 8.6 of the Clare County Development Plan 2017-2023, and result in a disorderly form of development which would endanger public safety by reason of a traffic hazard. The proposed development would therefore be contrary to the proper planning and development of the area.

Note: The Board noted that the location of the proposed development is within an area zoned agriculture and within an Area of Special Control as set out in Map D of the Clare County Development Plan 2017-2023. The Board might have required

further information in support of the proposed dwelling at this location, however, considering the substantive issue for refusal above have not considered this further.

Board Member

Date: 12/10/2018

Eugene Nixon