



An
Bord
Pleanála

Board Direction
BD-001941-18
ABP-302512-18

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

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

Reasons and Considerations

1. The site location is in a rural area on lands which are not zoned for development. It is considered that the proposed development by reason of the size, capacity and fit out of the interior of the detached structure facilitating assembly for worship and, the designated on site hardstanding for and entrance for carparking by worshippers which is separated from the house and gardens is development which is not of a nature, scale and intensity that is commensurate with use for private worship ancillary to the residential use of the dwelling on the site. It is also considered that proposed development which is unrelated to agriculture and the rural economy is contrary to policies for discouragement of development unrelated to agriculture and the rural economy which give rise to demands for uneconomic use of services and facilities and contrary to the policy to direct development to locations on zoned lands within settlements the consolidation of which is encouraged according to the Clare County Development Plan, 2017-2023. The proposed development would therefore set undesirable precedent for further development unrelated to agriculture and the rural economy in rural areas outside settlements and is contrary to the proper planning and sustainable development of the area.

2. It is considered that the additional turning movements generated by the proposed development at the entrance which is directly off the R478 where a maximum speed of 80 kph applies and is close to Doonagore Cross roads obstructs the free and safe flow of traffic and as a result is in conflict with national and local policy objectives for the preservation of the carrying capacity and restriction of development with direct access onto Regional routes provided for in section 8.5 of the Clare County Development Plan, 2017-2023.

Board Member

Date: 12/12/2018

Eugene Nixon