



An  
Bord  
Pleanála

**Board Direction**  
**BD-002156-19**  
**ABP-302787-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 18<sup>th</sup> 2019.

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

### **Reasons and Considerations**

By reason of their form and function, it is considered that the proposed electronic metal vehicular and pedestrian security gates would seriously impede the permeability and proper integration of this residential area and marina into the wider neighbourhood, and would militate against it from positively contributing to the public realm and from the achievement of a high quality sense of place, as provided for in Sections 17.1 and 7.4.2 of the Clare County Development Plan 2017 – 2023. Furthermore, by reason of the height, appearance and scale, and notwithstanding the alterations to the design submitted with the appeal, it is considered that the proposed development would seriously injure the visual amenities of the area and would set an undesirable precedent for similar gated developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18<sup>th</sup> January 2019

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Philip Jones