



An  
Bord  
Pleanála

**Board Direction**  
**BD-003932-19**  
**ABP-303845-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2019.

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

### **Reasons and Considerations**

Having regard to the location within a rural, relatively flat coastal area in the Loop Head peninsula in which farm building complexes and dwellings are characteristic features in the open and exposed landscape which is designated as “settled landscape”; to the position of the shed which is setback at the rear of the farmyard on the north east side of the R487 which is designated as a scenic landscape within the Clare County Development Plan, 2017-.2023; to the size, height, form, external finishes and colours of the proposed shed, and to the use for agricultural storage purposes; it is considered that the proposed development for retention, would not be visually intrusive in the landscape, would not interfere with the protected views from the R 487, a designated scenic route would be acceptable in terms of traffic safety and convenience and would not seriously injure the residential amenities of adjoining properties or the amenities of the area and would be in accordance with the development objectives for the area in the Clare County Development Plan, 2017-.2023. The proposed development is therefore in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be in accordance with the plans and particulars lodged with the application on 29<sup>th</sup> November, 2018 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The use of the agricultural storage shed shall be confined to storage use connected with the agricultural use of the farm holding but shall not be used for animal housing. It shall not be used for commercial purposes, sublet or sold separately from the farm holding.

**Reason:** In the interest of clarity, consistency with the rural coastal location which is not zoned for development, the amenities of the area.

3. The external finishes shall be either black, dark grey, dark green or dark brown.

**Reason:** In the interest of the visual amenities of the area.

4. All surface water shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason.** In the interest of clarity and orderly development and the amenities of the area.

**Board Member**

**Date:** 30/08/2019

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Stephen Bohan