



An
Bord
Pleanála

Board Direction
BD-003784-19
ABP-304413-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th August 2019.

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

Reasons and Considerations

The site of the proposed development is located on a minor road which is seriously substandard in terms of width and alignment. It is considered that the traffic generated by the proposed development, notwithstanding the proposal to improve sightlines to the south by the removal of hedgerow along the road frontage, would endanger traffic safety by reason of a traffic hazard. As such the proposed development would be contrary to the ppsd of the area.

Board Member

Date: 14/08/2019

Terry Prendergast

Note: The Board also agreed with the Inspector that, having regard to the location of the proposed development on an elevated site, visible in the wider landscape, and to policy objective CDP13:2: Settled Landscapes of the Clare County Development Plan 2017-23, that the proposed house, by reason of its design and failure to address the site topography would seriously injure the visual amenities of the area.

Please include Direction with Order.