



An
Bord
Pleanála

Board Direction
BD-006469-20
ABP-306930-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2020.

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

Reasons and Considerations

1. Having regard to the location of the site in an area designated as a 'Settled Landscape' in the Clare County Development Plan 2017-2023, as varied, and objective CDP13.2 of the Plan, it is considered that the structure for which retention is proposed, by reason of its design and visually prominent siting within the wider landscape, would seriously injure the visual amenities of the area. Furthermore, having regard to the stand-alone nature of the subject structure to be retained, its lack of connection to the existing dwelling and the new vehicular entrance serving the structure, it is considered that the subject structure cannot be considered to be ancillary to the existing dwelling. The retention of such a structure would create an undesirable precedent for haphazard development and as such would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the documentation submitted with the application and the appeal, it has not been satisfactorily demonstrated that the wastewater generated by the proposed development can be treated or dispersed on this site, having regard to the ground conditions at the site. It is considered that the proposal, notwithstanding the use of a septic tank system, represents an

unacceptable risk to the environment due to the potential for impacts on the surface water network and on ground water. The proposed development would therefore result in a risk of environmental pollution, and would be prejudicial to public health.

Board Member

Date: 16/09/2020

Stephen Bohan