

An
Bord
Pleanála

Board Direction
BD-010180-22
ABP-310266-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2022.

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

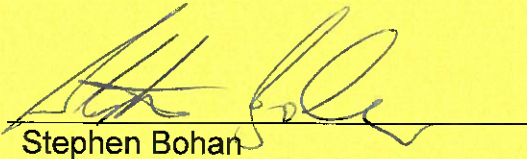
Reasons and Considerations

1. It is an objective of the Clare County Development Plan 2017 – 2023 (as varied), as set out under CDP 3.15, that the design, scale and materials used in the refurbishment and / or extension of derelict dwellings are in keeping and sympathetic with the existing structure. Having regard to the derelict structure on site and to the nature and extent of the proposed works (as amended) it is considered that the proposed development, would by reason of its overall floor area relative to the stated floor area for the derelict structure, and by reason of its design, fundamentally compromise the original character of the existing structure whereby the existing structure would be overwhelmed by the volume of new build. Furthermore, the proposed development including the proposed garage would by reason of its massing, bulk and position on the site, be incongruous and out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would detract from the original character of the existing structure on the site, would be detrimental to the rural character of this area which it is appropriate to preserve, and would set an undesirable precedent for future similar development in this area. The proposed development would, therefore, be

contrary to Objective CDP 3.15 and to the proper planning and sustainable development of the area.

2. On the basis of the information provided with the application and the appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually or in combination with other plans or projects would not result in adverse effects on the integrity of the East Burren Complex SAC (Site Code 001926) in view of the sites Conservation Objectives by reason of the appeal sites location within this Natura 2000 site that may result in direct effects due to construction and development related emissions associated with the development and therefore the Board is precluded from granting permission.

Board Member


Stephen Bohan

Date: 07/03/2022