

An
Bord
Pleanála

Board Direction
BD-010083-22
ABP-310491-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2022.

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

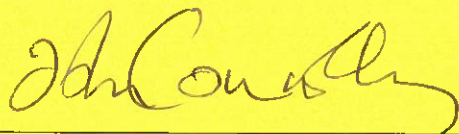
Reasons and Considerations

Having regard to the topography and elevated/exposed nature of the subject site, and its location within a 'Settled Landscape' proximate to the N67 Scenic Route, it is considered that the proposed development would constitute an obtrusive feature on the landscape at this location, have a negative visual impact on the sensitive, exposed and scenic rural landscape within which it sits, and would adversely interfere with the views and prospects available from the N67 Scenic Route, contrary to Objective CDP 13.2 and Objective CDP 13.7 of the Clare County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

Notwithstanding the apparent compliance with local policy on single housing in the countryside, the Board was not satisfied, based on the information on file, that the proposed development complies with national policy including the Sustainable Rural Housing Guidelines (2005) and the National Planning Framework – Project Ireland 2040 (2018), National Policy Objective 19 of the latter of which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. However, the Board considered this to be a new issue in the context of the appeal and therefore, having regard to the substantive reason for refusal, decided not to pursue this matter further with the parties.

Board Member



John Connolly

Date: 22/02/2022