

An
Bord
Pleanála

Board Direction
BD-009888-22
ABP-310746-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2022.

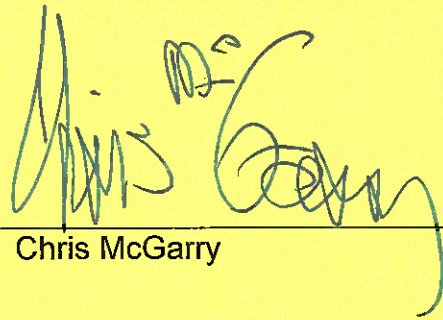
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board is not satisfied based on the information submitted with the application and the appeal, that the proposed development individually or in combination with other plans or projects would not adversely affect the integrity of the Pouladatig Cave SAC in view of its conservation objectives. In such circumstances the Board is precluded from granting permission.
2. The Board is not satisfied on the basis of the information submitted with the application and appeal, that the applicant has demonstrated sufficient legal interest in the land to carry out all aspects of the proposed development including access to the proposed residential units and associated parking. As such it is considered that to grant permission would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the site, to the zoning and the specific objectives under R24, according to the Clare County Development Plan, 2017-2023 to the nature and layout of the existing development it is

considered that having regard to the footprint and location of the proposed residential unit blocks that the proposed development would fail to provide for additional integrated and orderly development and by reason of the form, height and disposition of the proposed buildings, would give rise to overbearing impact. The proposed development would therefore seriously injure the residential and natural amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 28/01/2022