

An
Bord
Pleanála

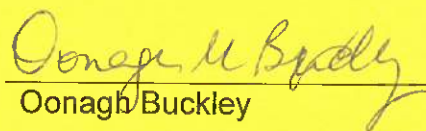
Board Direction
BD-013126-23
ABP-313611-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons for the reasons and considerations set out in the inspector's report, save reason 1 to be reworded as follows:

1. Having regard to the location of the site within an area of the country designated under the provisions of the Clare County Development Plan 2023 – 2029 as an Area of Special Control, the Board could not be satisfied on the basis of the information on the file, that the applicants came within the scope of either economic or social housing need criteria as set out in the Development Plan Objective 4.14. The proposed development, in the absence of the evidence of meeting the criteria, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and work against the preservation of the rural environment, the efficient provision of public services and infrastructure and undermine the settlement strategy as set out in the development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Oonagh Buckley

Date: 01/08/2023