



An
Bord
Pleanála

Board Direction
BD-013498-23
ABP-313915-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the newly adopted Clare County Development Plan contains adequate provision for the grant of permission, under 4.2.6 Single Houses in the Countryside, New Single Houses in the Countryside within the 'Areas of Special Control', Category B – Social Need

“(i). A person who is an intrinsic member of a local rural community who was born within the local rural area, or who is living or has lived permanently in the local rural area for a minimum of 10 years either as one continuous period or cumulatively over a number of periods prior to making the planning application and who has a demonstrable social need to live in the area. This includes returning emigrants seeking a permanent home in their local rural area who meet these criteria. It also includes persons who were born or lived in a rural area for substantial periods of their lives and where that area is now within an urban settlement boundary/zoned land. The applicant must not already own or have owned a house in the surrounding rural area (except in the exceptional circumstances as set out in sub-category iii below) and needs the dwelling for their own permanent occupation.”

Conditions

1.	Conditions as per conditions 1 to 13 as set out in Planning Register Number P22/336, Grant of Permission of 02 nd June 2022 by Clare County Council.
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Board Member**Date:** 31/08/2023Liam Bergin