



An
Bord
Pleanála

Board Direction
BD-014595-23
ABP-314475-22

The submissions on this file and the Inspector's report and the Clare County Development Plan 2023-2029 (made since the Inspector completed their report) were considered at a Board meeting held on 10/11/2023.

The Board decided to refuse outline permission generally in accordance with the Inspector's recommendation with consideration being given to the changes in the Clare County Development Plan 2023-2029, for the following reasons and considerations.

Reasons and Considerations

1. The Board considers that the proposed development would materially contravene the residential zoning objective for this site in the Clare County Development Plan 2023-2029, where Caravan parks/camp site/ Motor Home Park (Tourist uses), Glamping will not normally be acceptable. Furthermore, the proposal as set out in the application would be contrary to the objective of the plan that "the focus shall be on the provision of housing for permanent occupancy only on lands zoned for residential use in the town of Kilkee". The proposed development would, therefore, be contrary to the proper planning and sustainability of the area.
2. The Board is not satisfied that the proposed development would not endanger public safety by reason of a traffic hazard because sightlines, stopping sight distances and traffic turning manoeuvres have not been demonstrated into and from the proposed entrance.

Board Member



Mary Henchy

Date: 16/11/2023