

An
Bord
Pleanála

Board Direction
BD-014444-23
ABP-314581-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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

Reasons and Considerations

1. Having regard to –


(i) the pattern of development in the area, this area is identified in the Clare County Development Plan 2023-2029, as an area under strong urban influence, and is as an area of special control

(ii) the objectives of the Clare County Development Plan 2023-2029, it is considered that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area therefore, the proposed development does not comply with the Clare County Development Plan 2023-2029, Objective 4.14. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Spatial Planning and National Roads – Guidelines for Planning Authorities, published by the Department of Environment, Community

and Local Government in January 2012, to the provisions of the Clare County Development Plan 2023-2029, to the location of the proposed access onto a regional road where a speed limit of 80 kilometres per hour applies, and the horizontal alignment of the road where sightlines are restricted, it is considered that the proposed development would be contrary to objective 11.14 of the Clare County Development Plan and would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted. The proposed development would, therefore, be contrary to national and local policy and to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 03/11/2023