



**An
Bord
Pleanála**

**Board Direction
BD-014830-23
ABP-314647-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2023.

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

Reasons and Considerations

1. It is the policy and strategic aim of the Clare County Development Plan 2023-2029 to encourage the location of industrial and commercial development into established and designated settlements. It is also policy to safeguard the rural amenities of the county. The Board had particular regard to Section 6.3.17 of the plan which deals with Rural Enterprises, and considered that the nature of the activity proposed; where the workforce is likely to be sourced; the absence of evidence that its scale is appropriate to a rural area, and the Board's view that the business was currently operating from and likely to continue to be viable on industrial or commercially zoned land in towns and villages nearby; mean that the proposed development, by itself and the precedent it would create for other services facilities, would conflict with the aims of the County Development Plan in relation to economic development for the county and also in relation to rural areas and would therefore be contrary to the proper planning and sustainable development of the area.

The Board also noted that, while the site is in proximity to the M18 motorway, it is not proximate to an access ramp, and further noted that the site, by virtue of its inaccessible location would require staff to arrive and depart exclusively by car which

would generate excess traffic movements and would therefore be contrary to the principles of sustainable development. However in the context of the above reason for refusal the Board did not consider this matter further.

Board Member



Stephen Brophy

Date: 11/12/2023