



An
Bord
Pleanála

Board Direction
BD-016895-24
ABP-314676-22

The submissions on this file and the Inspector's reports were considered at a Board meeting held on 02/07/2024.

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

Reasons and Considerations

The Board had regard to the Clare County Development Plan 2023-2029, to the Inspector's Report and Addendum, and to the totality of material and submissions received. The proposed development is located in a Rural Area Under Strong Urban Influence and the site is accessed from and abuts a designated Scenic Route. Accordingly the proposed development is in an area specifically identified as an 'Area of Special Control' to which Objective CDP4.14 of the Clare County Development Plan 2023-2029 applies.

The Applicant has not demonstrated that he meets the necessary 'Economic Need or Social Need' criteria as provided for in the Development Plan nor has he demonstrated that no alternative sites are available in Settled Landscapes, the Shannon Estuary Working Landscape or the Western Corridor Working Landscape. Furthermore and based on the information submitted, the Board considers the Applicants 'need' to live in the local rural area could be met at property and lands in his ownership.

It is therefore considered that the proposed development would be contrary to Objective CDP 4.14 of the Clare County Development Plan 2023-2029 and as a

result contrary to National Policy Objective 19 of the National Planning Framework.
The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 03/07/2024