

An
Bord
Pleanála

Board Direction
BD-014245-23
ABP-315158-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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

Reasons and Considerations

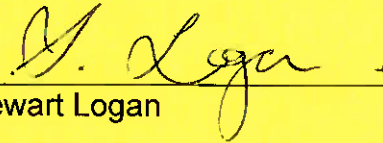
1. The site of the proposed development is located on a minor road which is seriously substandard in terms of width, alignment and surface condition. It is considered that the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the relevant policies of the Clare County Development Plan 2023-29 in respect of rural housing need and considered that this issue would, ordinarily warrant further consideration and information to enable a determination as to whether the applicant has a demonstrable economic or social need to live at this specific rural location. However, given the substantive reason for refusal as set out above, it was decided not to pursue this matter further under the current appeal.

Please include Direction with Order.

Board Member


Stewart Logan

Date: 23/10/2023