



An
Bord
Pleanála

Board Direction
BD-015298-24
ABP-315440-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2024.

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 the planning history of the site whereby the subject site forms part of the public open space to serve the houses in the wider development, the proposed development would materially contravene conditions attached to an existing permission for development namely, condition number 1 and 4 attached to the permission granted by Clare County Council on the 16th day of September 2004 under planning register reference number P04-139. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which previously contained a turlough. The Board is not satisfied, on the basis of the information lodged with the planning application and the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 01/02/2024