

An
Bord
Pleanála

Board Direction
BD-016160-24
ABP-317331-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2024.

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

Reasons and Considerations

Having regard to the location of the subject site within an established holiday home/tourist development, on land zoned for 'Tourism' in the Clare County Development Plan 2023-2029, where residences for permanent occupation are normally not permitted, and whereby the description of this zoning objective provides for '*structures and activities which are primarily designed to facilitate tourism development*', it is considered that the proposed change of use to permanent residential occupancy would be contrary to the land use zoning objective, would undermine the coherence of holiday home use in the existing Cluain Uilinn development, and would materially contravene Condition 3 attached to P04/2598. The proposed development would therefore set an undesirable precedent for further such changes of use and would be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 09/05/2024