



An
Bord
Pleanála

Board Direction
BD-018633-25
ABP-317439-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/01/2025.

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 location and scale of the proposed development within an area designated as a "Heritage Landscape" in the Clare County Development Plan 2023-2029 and subject to Objective CDP14.5, it is considered that the proposed development would result in a visually discordant feature at this location given the open and visually-exposed nature of the site with wide views over the Atlantic Ocean. The proposed development would seriously injure the visual amenities of this sensitive heritage landscape, would be contrary to Objective CDP14.5 as set out in the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed scale of the development would endanger public safety because of the additional traffic movements on the L5138 which is a seriously substandard minor road in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of a traffic hazard and obstruction to road users.

3. Having regard to the submissions made in connection with the application and appeal, it is considered that the applicant has not satisfactorily demonstrated that the proposed development does not require a stage 2 Appropriate Assessment and the submission of a Natura Impact Statement that addresses the potential impacts on the integrity of the Cliffs of Moher Special Protection Area (site code 004005) or any other European site, in view of the sites' Conservation Objectives. The proposed development would be contrary to Objective CDP15.3 of the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 14/01/2025

Note

Having regard to the policies and objectives of the Clare County Development Plan 2023-2029 concerning proposals for small-scale enterprises in rural areas, the Board was not satisfied the applicant had demonstrated sufficiently that the proposed development of a whiskey maturation/storage facility at this location would satisfactorily address the criteria set out in Objective CDP6.21 of the Development Plan. However, given the substantive reasons for refusal set out above, the Board decided not to pursue further submissions on this new issue at this time.