

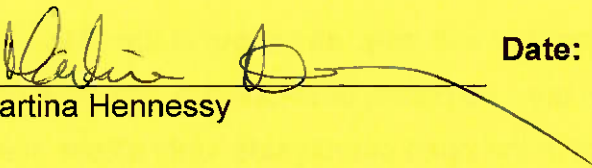
**Board Direction**  
**BD-017164-24**  
**ABP-317786-23**

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

It is the policy of the planning authority, as set out in the Clare County Development Plan 2023-2029 for the area, to permit development proposals for employment and enterprise development in the open countryside, only where there are strong location factors (section 6.15) and proposals for other small-scale enterprises in rural areas will be considered on their individual merits, including among other factors the nature of the activity and evidence that its scale is appropriate to a rural area (section 6.21). These policies are considered to be reasonable. The Board considered that, having regard to the intensification of use to accommodate the LCV testing evidenced in the traffic movements submitted with the documentation on file, the extension to the vehicle test centre, taken together with the size and nature of the existing facility, would be at a scale not considered appropriate to a rural area. As such, the proposed development does not accord with Development Plan objective CDP14.3 which seeks to permit development in the Western Corridor Working Landscape, that will sustain economic activity and enhance social wellbeing and quality of life. The proposed development, is therefore, contrary to the proper planning and sustainable development of the area.

**Note:**

The Board, in agreement with the Inspector, considered the information provided with the application had not satisfactorily addressed the proposed wastewater treatment system and also the proposed external lighting scheme which could have potential impacts on the Lesser Horseshoe Bat, a qualifying interest of the nearby Knockanira House Special Area of Conservation (site code: 002318). While ordinarily these matters would warrant further consideration and a request for further information, in this instance, given the substantive reason for refusal, it was decided not to pursue these matters under the current appeal

**Board Member**  
Martina Hennessy**Date:** 02/08/2024