

An
Bord
Pleanála

Board Direction
BD-016650-24
ABP-318084-23

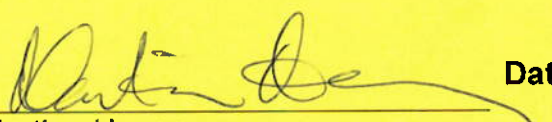
The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

Reasons and Considerations

The site is located in a rural area designated in the current Clare County Development Plan 2023-2029 as being an Area under Strong Urban Influence and where there is an objective to restrict the development of new single houses for the permanent occupation of persons with a demonstrable economic or social need to live in such areas. Based on the information submitted, the Board considered that the applicant has failed to demonstrate an economic or social need to live at this location in accordance with Objective 4.14 of the current Development Plan. As such, the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would not be in accordance with the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 18/06/2024