



An
Bord
Pleanála

Board Direction
BD-017644-24
ABP-319301-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2024.

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 site location within a rural area under strong urban influence and Objective CDP 4.14 in the Clare County Development Plan 2023-2029 which seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted and shared the Inspector's view that, on the basis of the information provided with the application and appeal, the Board cannot be satisfied that the proposed development would not be likely to have a significant effect on

Toonagh Estate SAC (site code 002247), in view of the site's Conservation Objectives. The Board considered this a new issue and while ordinarily this would warrant further consideration and a request for further information, in this instance, given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member

A handwritten signature in black ink, appearing to read 'Martina Hennessy', is written over a horizontal red line. A long, thin, curved line extends from the end of the signature towards the bottom right of the page.

Martina Hennessy

Date: 27/09/2024