

An
Bord
Pleanála

Board Direction
BD-019348-25
ABP-321006-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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

Reasons and Considerations

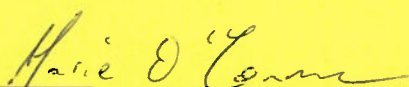
1. The subject site is located within a Heritage Landscape, and as per objective CDP14.5 of the Clare County Development Plan 2023-2029, developments are required to demonstrate that every effort has made to reduce visual impact, that sites are selected to avoid visual prominence, and that design for buildings and structures minimises height and visual contrast through careful choice of forms, finishes and colour. Having regard to the location of the site on the coastal side of the public road, the views available towards the site, the existing built vernacular and settlement pattern of the area, and the bulk, scale, massing and design of the dwelling as proposed on this site, it is considered that the proposed development would not be in keeping with the existing built vernacular, would seriously injure the visual amenities and character of this area, and would set an undesirable precedent for further development on similar coastal sites in this area. The proposed development would therefore be contrary to Objective 14.5 of the Clare County

Development Plan 2023-2029, would contrary to the proper planning and sustainable development of the area.

2. The proposal site is partially within the Carrowmore Point to Spanish Point Special Area of Conservation (Site Code: 001021) and is adjacent to the Mid Clare Coast Special Protection Area (Site code: 004182). On the basis of the information received with the application and in the absence of evidence to the contrary, the Board is not satisfied that the proposed development, either individually or in-combination with other plans or projects, would not be likely to have significant effects on the Carrowmore Point to Spanish Point SAC and the Mid Clare Coast SPA, in view of the conservation objectives of these sites. The proposed development would therefore contravene Objective CDP 15.3 of the Clare County Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the close proximity of the proposed dwelling house and subject site to the adjoining coastline, in an area which is at risk of flooding, and which is susceptible to coastal erosion, it is considered that the proposed development would endanger the health and safety of persons occupying the proposed structure. It is considered therefore that the proposed development would contravene Objective CDP 13.11 and would be contrary to the proper planning and development of the area.
4. Having regard to the nature of the development as proposed, the close proximity of the proposed dwelling to the public road, and the nature of third party roadside boundaries to the south west, the Board considers that on the basis of the available information, that it has not been demonstrated that the proposed development would not have adverse impacts on traffic safety and free flow of traffic on the LP2088 local primary road by reason of restricted visibility from the proposed access onto the public road. Therefore, the

proposed development would constitute substandard development and would be contrary to the proper planning and sustainable development of the area.

Board Member



Marie O'Connor

Date: 01/04/2025