



An
Coimisiún
Pleanála

Direction
CD-021368-25
ACP-323075-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/11/2025.

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

Planning

Commissioner:

Date: 21/11/2025

Mary Gurrie
Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the prominent nature of the site in a Heritage Landscape, envisioned in the Clare County Development Plan 2023-2029 as the most valued parts of the County, its location between the public road and the estuary on the approach to Cappa Village, the objective in the Kilrush Settlement Plan (which includes Cappa) to open up sea views and enhance the amenity and sense of arrival at the village, and notwithstanding the design, form and scale of the proposed dwelling, it is considered that the proposed development at this location would seriously interfere with the character of the landscape, would seriously injure the visual amenities of the area and would not comply with Objective CDP 14.5 'Heritage Landscapes' of the Development

Plan which requires that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact from consideration of site selection to design and siting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission agreed with the Inspector that the applicant did not satisfy the need for rural housing having regard to the requirements of Objective CDP 4.14 of the development plan. However, having regard to the fact that this was a new issue raised under this appeal and the substantive reason for refusal above in relation to the sensitivity of the site in a Heritage Landscape, the Commission did not consider that it was necessary to pursue this as a ground for refusal in itself.