



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021670-26**  
**ACP-323081-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 08/01/2026.

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

**Planning Commissioner:**

  
Declan Moore

**Date:** 08/01/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The proposed development is located along an unsurfaced minor laneway which is inadequate in width, alignment and structural condition and would, therefore, endanger public safety by reason of traffic hazard.

2. Having regard to the location of the site within a rural area under strong urban influence as identified in the Clare County Development Plan 2023-2029, where housing is restricted to persons demonstrating local need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in Objective CDP 4.14 of the Development Plan 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.