



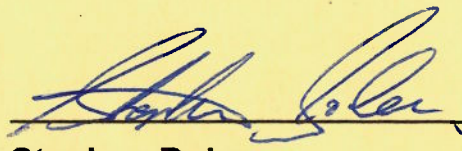
An
Coimisiún
Pleanála

Commission Direction
CD-001178
PL-501368-CE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 August 2026.

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

Planning Commissioner:


Stephen Bohan

Date:

31st day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed site is located within a designated Heritage Landscape and Seascape Character Area and also in an open and visually vulnerable coastal landscape. Having regard to elevated, exposed open nature of this coastal site, the limited screening available within the site and its environs,

and the views of the site from the local road network and coastal area, it is considered, that the proposed development as submitted would have an adverse visual impact on the character of the designated Heritage Landscape and Seascape Character Area and the stated provisions and objectives of the Clare County Development Plan 2023-2029 in particular objectives CDP14.5 and CPD14.6 which requires that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact and every effort is made to visually integrate any proposed development the provisions of which are considered to be reasonable. It is therefore considered, that the proposed development having regard to exposed location in the landscape would visually and significant impact on the amenities of the Heritage Landscape and Seascape Character Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located within an area designated as an area of 'Special Control Clare' in the County Development Plan 2023-2029. Provisions relating to an assessment of individual housing in the open countryside as outlined in objective CDP4.14 specify criteria for assessment of residential development requiring demonstration of an economic and social need to permit a dwelling within this designation which are considered to be reasonable. It is considered that, based on the documentation submitted, the applicant has not established a social and economic need, as required in the provisions outlined in objective CDP4.14 on the development plan. The proposed development would, therefore, be contrary to the proper and sustainable development of the area.