

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Clare County

Planning Register Reference Number: 15/710

An Bord Pleanála Reference Number: PL 03.246420

APPEAL by Shane Smyth care of MacMahon and Hardiman of 8 The Grove, Dooradoyle Road, Limerick against the decision made on the 16th day of March, 2016 by Clare County Council to grant subject to conditions a permission to Deborah Deegan and Patrick Harkins of Castlecrine, Sixmilebridge, County Clare.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, domestic garage, site entrance, wastewater treatment and disposal system and all ancillary works at Brickhill East, Cratloe, County Clare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

By reason of its location on a backland site with no direct frontage access to the public road, and behind existing houses on lower lying land, it is considered that the proposed development would constitute undesirable haphazard backland development on unzoned lands located outside the development boundary of the Ballintlea South 2 cluster, and on an elevated open site within the landscape. It is considered that the proposed development would constitute an incongruous feature in the landscape and thereby seriously injure the visual and residential amenities of the area and, would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.