

## Board Order PL 03.248751

Planning and Development Acts 2000 to 2017 Planning Authority: Clare County Council Planning Register Reference Number: P17/158

**Appeal** by Chris Keane care of Andrew Hersey Planning of Claremount, Clarecastle, County Clare against the decision made on the 26<sup>th</sup> day of May, 2017 by Clare County Council to refuse permission to the said Chris Keane.

**Proposed Development** (a) Demolish existing shed on site and (b) construct a dwelling house, new vehicular entrance and boundary wall and connect to mains water and sewer at Barrack Street, Clarecastle, County Clare.

## Decision

REFUSE permission for the above proposed development in accordance with 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**

Having regard to the 'Community' land use zoning provision for the site in the village centre, it is considered preferable to retain this centrally located site to allow for the consolidation of 'Community' uses in this area. Furthermore, it is considered that the loss of these community zoned lands would set an undesirable precedent and would be contrary to Section 5.3.7 and Objective CDP 5.8 of Volume 1 of the Clare County Development Plan, 2017-2023, and 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	2017