

## Board Order PL 03.249323

Planning and Development Acts 2000 to 2017 Planning Authority: Clare County Council Planning Register Reference Number: P17/460

**Appeal** by Christopher Hogan of Eirnagh Beg, Fountain, Ennis, County Clare against the decision made on the 5<sup>th</sup> day of September, 2017 by Clare County Council to refuse permission to the said Christopher Hogan.

**Proposed Development**: Construction of a dwellinghouse and garage with effluent treatment system, using the existing farm entrance as a means of access, and all associated site works, all at Ballymaquiggin, Larchill, Ennis, 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**

- 1. The proposed development, of this large suburban house type, on a site located to the rear of existing houses, would constitute haphazard, uncoordinated, backland development in a rural area outside lands zoned for residential development, would adversely affect the usage of agricultural land, would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities and would set an undesirable precedent for similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on this county road, where sightlines are restricted in a westerly direction. Furthermore, the proposed development would add to the proliferation of residential entrances and have the potential to cause conflict for cyclists and pedestrians at a point where the entrance adjoins the access to the designated greenway to the east.

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

Dated this day of 2018