



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18/237

APPEAL by Terry Coombes care of Cunnane Stratton Reynolds of 3 Molesworth Place, Dublin against the decision made on the 10th day of July, 2018 by Clare County Council to grant subject to conditions a permission to Brian Cahill care of Michael Duffy of 1 Clós na hEaglaise, Kilfenora, County Clare.

Proposed Development: Construction of a shed with access to the public road and ancillary works. The total floor area of the shed is proposed to be 283 square metres. One hundred and seventy three square metres will be for commercial use and 110 square metres for agricultural use, development all at Annagh , Miltown Malbay , County Clare (as amended by the further public notice received by the planning authority on the 14th day of June, 2018).

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

The spatial development principles of the planning authority, as set out in the Clare County Development Plan 2017-2023, provide for development in accordance with the settlement strategy, which broadly supports development in towns and villages to reinforce these settlements and also make provision for supporting rural communities through facilitating sustainable activities or uses in rural areas. It is considered that, by reason of its nature, which is not locally resource-based, its substantial scale, the potential presented for traffic congestion and hazard on narrow rural roads, and the incongruous quasi-industrial appearance of the structure, the development proposed in this rural location would not comply with these policies, which are considered to be reasonable, and would, accordingly, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.