



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18436

APPEAL by James Leyne, Mary Leyne and Michael Stoddard care of Sadlier Lynch Pierse of Crow Street, Gort, County Galway against the decision made on the 16th day of August, 2018 by Clare County Council to grant subject to conditions a permission to Anthony Cracknell, care of Thomas Burke, Feighroe, Connolly, Ennis, County Clare.

Proposed Development: Retention of (1) the change of use of an existing domestic shed to part use as a place of worship (2) a steel tech shed (3) a gravelled hard standing area (4) an upgraded entrance to match existing entrance and associated site works at Doonnagore, Doolin, 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 site location is in a rural area on lands which are not zoned for development. It is considered that the proposed development by reason of its size, capacity and fit out of the interior of the detached structure facilitating assembly for worship and, the designated on site hardstanding for and entrance for carparking by worshippers which is separated from the house and gardens is development which is not of a nature, scale and intensity that is commensurate with use for private worship ancillary to the residential use of the dwelling on the site. It is also considered that the proposed development which is unrelated to agriculture and the rural economy is contrary to policies for discouragement of development unrelated to agriculture and the rural economy which gives rise to demands for uneconomic use of services and facilities and contrary to the policy to direct development to locations on zoned lands within settlements the consolidation of which is encouraged in accordance with the provisions of the Clare County Development Plan, 2017-2023. The proposed development would, therefore, set an undesirable precedent for further development unrelated to agriculture and the rural economy in rural areas outside settlements and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the additional turning movements generated by the proposed development at the entrance which is directly off the Regional Road R478 where a maximum speed of 80 km/h applies and is close to Doonnagore Cross Roads obstructs the free and safe flow of traffic and as a result is in conflict with national and local policy objectives for the preservation of the carrying capacity and restriction of development with direct access onto Regional routes provided for in section 8.5 of the Clare County Development Plan, 2017-2023.

Eugene Nixon

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.