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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P18/620**

**APPEAL** by Harbour Village Management Company DAC care of Adam Kearney Associates of Mill Road, Corbally, Limerick against the decision made on the 24<sup>th</sup> day of September, 2018 by Clare County Council to refuse permission.

**Proposed Development:** Installation of new electronic metal security gates for vehicular traffic, including electronic pedestrian security gate at existing site entrance to Harbour Village Apartments and Marina from public road (R463), including new raised concrete road area, new raised footpaths, new metal railings to side boundaries, new surface water connection to existing surface water drainage within the site, new entrance signage and associated site works at Harbour Village, Killaloe, 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**

By reason of their form and function, it is considered that the proposed electronic metal vehicular and pedestrian security gates would seriously impede the permeability and proper integration of this residential area and marina into the wider neighbourhood, and would militate against it from positively contributing to the public realm and from the achievement of a high quality sense of place, as provided for in Sections 17.1 and 17.4.2 of the Clare County Development Plan 2017-2023. Furthermore, by reason of the height, appearance and scale, and notwithstanding the alterations to the design submitted with the appeal, it is considered that the proposed development would seriously injure the visual amenities of the area and would set an undesirable precedent for similar gated developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**