



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P17/974

APPEAL by J. G. Nolan and Colleen Harrington care of Project Design Building Consultants of O’Dea’s Road, Kilrush, County Clare against the decision made on the 29th day of November, 2018 by Clare County Council to grant subject to conditions a permission to John English care of James Hartnett of Gortroe, Ballingarry, County Limerick.

Proposed Development: Demolition of existing derelict out buildings and construction of two number holiday homes (semi-detached), domestic garage, erection of boundary fencing, connection to local authority sewer, and all ancillary site works, all at Kilkee Upper, Kilkee, County Clare as amended by the revised public notice received by the planning authority on the 2nd day of November, 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 proposed development of two holiday homes (as provided for in the original and revised public notices) would be contrary to objective CDP4.13 of the Clare County Development Plan 2017-2023 which seeks to restrict the development of new holiday homes where there is an identified oversupply, as is the case in Kilkee. The proposed development would, therefore, contravene materially an objective of the planning authority and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.