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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P21/99**

**APPEAL** by Sinead Hayes of Bridge Street, Ennistymon, County Clare against the decision made on the 14<sup>th</sup> day of May, 2021 by Clare County Council to refuse permission.

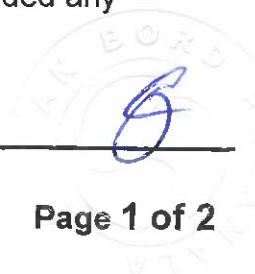
**Proposed Development:** Construction of a dwellinghouse, a proprietary wastewater treatment system and ancillary site works, all at Moybeg, Lahinch, County Clare.

## **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

Having regard to the topography and elevated/exposed nature of the subject site, and its location within an area designated as “Settled Landscape” in the Clare County Development Plan 2017-2023 and proximate to the N67 Scenic Route as set out in the Plan, it is considered that the proposed development would constitute an obtrusive feature on the landscape at this location, have a negative visual impact on the sensitive, exposed and scenic rural landscape within which it sits, and would adversely interfere with the views and prospects available from the N67 Scenic Route, contrary to Objective CDP 13.2 and Objective CDP 13.7 of the Clare County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



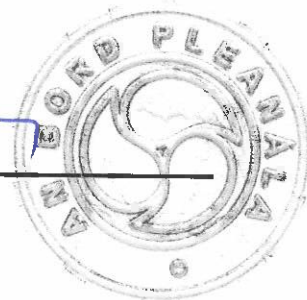
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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this 24<sup>th</sup> day of February 2022.