

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P21/1073**

**APPEAL** by John and Sinead McHugh care of PND Building Consultancy Limited of Kilrush House, Frances Street, Kilrush, County Clare against the decision made on the 1<sup>st</sup> day of December, 2021 by Clare County Council to refuse permission.

**Proposed Development:** To construct a new dwelling house, access road, entrance, private garage and install a new wastewater treatment system along with all associated works at Cloncolman, Lissycasey, County Clare.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

*mf*

## Reasons and Considerations

Having regard to:

- the location of the site within a rural area identified as being an area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in 2005 and an 'Area of Special Control' under the Clare County Development Plan 2017-2023,
- National Policy Objective 19 of the National Planning Framework (February 2018) which seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements,
- The provisions of the Clare County Development Plan 2017-2023 and specifically Objective CDP3.11, which facilitates the provision of rural housing for local rural people building in their local rural area, and
- The absence of documentation on the file outlining the applicant's links to this rural area,

the Board could not be satisfied on the basis of the information on the file that the applicants come within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the development plan.

1. The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, height, bulk and scale of the proposed house, and its location within a designated 'Settled Landscape', it is considered that the proposed development would constitute an obtrusive feature on the landscape at this location, have a negative visual impact on this sensitive rural landscape within which it sits and would be contrary to Objective CDP13.2 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.

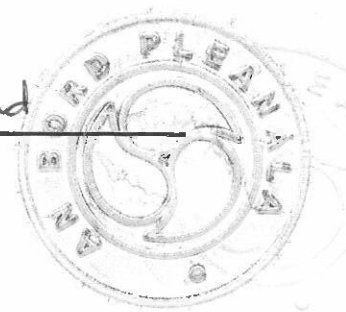
*DR. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this *26<sup>th</sup>* day of *July* 2022