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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P22/563**

**Appeal** by Gold Star Homes 3 Limited care of Virtus of 5<sup>th</sup> Floor, The Glass House, 11 Coke Lane, Smithfield, Dublin against the decision made on the 19<sup>th</sup> day of August, 2022 by Clare County Council to refuse outline permission for the proposed development.


**Proposed Development:** Caravan Park together with all associated and ancillary works including site access from an unnamed road to the south, site services, boundary treatment, landscaping, and visitor amenities in a single storey block on a 1.33 hectare site at Dough, Kilkee, County Clare, located north of Moonin Estate.

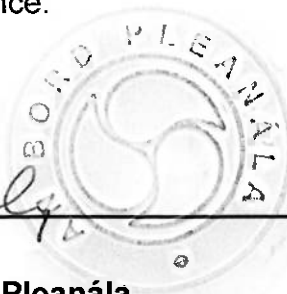
**Decision**

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

## Reasons and Considerations

1. The Board considers that the proposed development would materially contravene the residential zoning objective for this site in the Clare County Development Plan 2023-2029, where Caravan parks/camp site/Motor Home Park (Tourist uses), Glamping will not normally be acceptable. Furthermore, the proposal as set out in the application would be contrary to the objective of the plan that "the focus shall be on the provision of housing for permanent occupancy only on lands zoned for residential use in the town of Kilkee. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the proposed development would not endanger public safety by reason of a traffic hazard because sightlines, stopping sight distances and traffic turning manoeuvres have not been demonstrated into and from the proposed entrance.

  
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**Mary Henchy**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**



Dated this 24<sup>th</sup> day of November 2023.