



An
Bord
Pleanála

Board Order

ABP-314488-22

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 22/516

Appeal by Kieran Kelly care of P. Coleman and Associates of Bank Place, Ennis, County Clare against the decision made on the 4th day of August, 2022 by Clare County Council to grant subject to conditions a permission to Julie Anne Meaney care of Pat Hogan of Rushane, Kilnamona, Ennis, County Clare.

Proposed Development: Construction of a dwellinghouse, including attached garage, with effluent treatment system, new entrance from public road and all associated site works at Cragard and Curraderra, Barefield, County Clare.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

PM

Reasons and Considerations

Having regard to the Spatial Planning and National Roads – Guidelines for Planning Authorities published by the Department of the Environment, Community and Local Government in January 2012, the provisions of the Clare County Development Plan 2023-2029, the location of the proposed access onto a regional road where a speed limit of 100 kilometres per hour applies, and the horizontal alignment of the road where sightlines are restricted, the Board was not satisfied that the required 215-metre sightlines in the northeasterly direction could be achieved without the necessity of the removal of hedgerow which is not in the applicant's control. It is considered that the proposed development would be contrary to the guidelines and would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the proposed development would generate on a road at a point where sightlines are restricted. The proposed development would be contrary to national and local policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board in its decision to refuse permission did not accept the Inspector's recommendation to refuse permission on economic or social grounds, accepting the evidence presented as part of the applicant's planning application and agreed with the planning authority that the applicant had demonstrated compliance with objectives of the County Development Plan.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *3rd* day of *April*, 2024.