

An
Bord
Pleanála

Board Order

ABP-314647-22

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 21/1259

Appeal by Carolyn Meaney of Curraderra, Barefield, Ennis, County Clare against the decision made on the 30th day of August, 2022 by Clare County Council to grant subject to conditions a permission to Kieran Kelly care of P. Coleman and Associates of 5 Bank Place, Ennis, County Clare.



Proposed Development: Construction of shed for storage of commercial vehicles and light repair works. Wastewater treatment system and percolation area. Bored well. Upgrade entrance/exit and access road. All ancillary site works and retain gravel area, all at Cragard/Curraderra, Barefield, County Clare, as revised by the further public notices received by the planning authority on the 5th day of August, 2022.

Decision

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

Reasons and Considerations

It is the policy and strategic aim of the Clare County Development Plan 2023-2029 to encourage the location of industrial and commercial development into established and designated settlements. It is also policy to safeguard the rural amenities of the county. Having regard to Section 6.3.17 of the development plan, which references proposals for small-scale enterprise, and with regard to the nature of the activity proposed, where the workforce is likely to be sourced, the absence of evidence that its scale is appropriate to a rural area, and the Board's view that the business was currently operating from and likely to continue to be viable on industrial or commercially zoned land in towns and villages nearby, it is considered that the proposed development, by itself and the precedent it would create for other services facilities, would conflict with the aims of the development plan in relation to the economic development of the county and also in relation to rural areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 13th day of December 2023.