



An
Bord
Pleanála

Board Order
ABP-317258-23

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P22/818

Appeal by Cathal White of Farnes, Castlemaine, Kerry against the decision made on the 10th day of May, 2023 by Clare County Council to grant subject to conditions a permission to Patrick and Elaine Scanlon care of Andrew Hersey of 3 Atlantic View, West End, Kilkee, County Clare in accordance with plans and particulars lodged with the said Council:

Proposed Development: (i) Amend the design of the glamping pods and toilet block and (ii) amend the site layout of planning permission as granted under planning register reference P21-900 at Lackenbaun, Killaloe, County Clare as revised by the further public notices received by the planning authority on the 14th day of April, 2023.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature of the proposed amendments, the previous permission granted on the site, and the policies of the Clare County Development Plan 2023- 2029, it is considered that, subject to the conditions below, the proposed development would not detract from the amenities of the area and would accord with relevant policies and objectives in the development plan. Having regard to the previous Natura Impact Statement submitted with the parent permission, the Inspector's assessment and Technical Note from the Board's scientist, it is considered that the measures proposed in the original Natura Impact Statement remain applicable and no additional measures would be necessary. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further particulars received by the planning authority on the 22nd day of March 2023 and appeal documents received on the 27th day of March 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The planning permission relates to amendments to the development previously granted permission by the planning authority under planning reference number P21/900 and shall expire on the expiry date of said planning permission which is the 13th day of July 2027.

Reason: In the interest of clarity.

3. This permission is subject to the terms and conditions of the governing permission, planning reference number P21/900, save as may be required by this permission.

Reason: In the interest of clarity.

4. The mitigation measures contained in the Natura Impact Statement associated with permission P21/900 received by the planning authority on the 14th day of April 2022 shall be implemented.

Reason: To protect the integrity of European Sites.

5. A landscaping plan shall be submitted to and agreed in writing with the planning authority prior to commencement of development. It shall include the planting of indigenous trees and shrubs to help screen the services area/parking area and pods when viewed from the nearby road and village.

Reason: To integrate the development into the landscape and protect the visual amenities of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 2nd day of December 2024