



An  
Bord  
Pleanála

Board Order  
ABP-317439-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P23/202**

**APPEAL** by The Chapel Gate Irish Whiskey Company care of HRA Planning Chartered Town Planning Consultants DAC of 3 Hartstonge Street, Limerick against the decision made on the 29<sup>th</sup> day of May, 2023 by Clare County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a single storey whiskey maturation/storage rackhouse (1,048 square metres), a septic tank and percolation area and all ancillary site development works and services at Doonagore Townland, Doolin, County Clare.

## **Decision**

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

## Reasons and Considerations

1. Having regard to the location and scale of the proposed development within an area designated as a "Heritage Landscape" in the Clare County Development Plan 2023-2029 and subject to Objective CDP14.5, it is considered that the proposed development would result in a visually discordant feature at this location given the open and visually-exposed nature of the site with wide views over the Atlantic Ocean. The proposed development would seriously injure the visual amenities of this sensitive heritage landscape, would be contrary to Objective CDP14.5 as set out in the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed scale of the development would endanger public safety because of the additional traffic movements on the L5138 which is a seriously substandard minor road in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of a traffic hazard and obstruction to road users.

3. Having regard to the submissions made in connection with the application and appeal, it is considered that the applicant has not satisfactorily demonstrated that the proposed development does not require a stage 2 Appropriate Assessment and the submission of a Natura Impact Statement that addresses the potential impacts on the integrity of the Cliffs of Moher Special Protection Area (Site code: 004005) or any other European site, in view of the sites' Conservation Objectives. The proposed development would be contrary to Objective CDP15.3 of the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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



Dated this *14th* day of *January*, 2025