

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P23/128

APPEAL by Mary O'Meara care of Project Design Building Consultants of O'Dea's Road, Kilrush, County Clare against the decision made on the 22nd day of June, 2023 by Clare County Council to refuse permission for the proposed development.

Proposed Development: To demolish existing derelict building, reduce site levels and build one new dwelling house and two apartments with all necessary ancillary services at O'Curry Street, Kilkee, 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 existing character and the prevailing pattern of development, the site location within an Architectural Conservation Area and the presence of a Protected Structure on an adjoining site and Objective CDP16.1 Architectural Heritage of the Clare County Development Plan 2023-2029, it is considered that the proposed development, by reason of its scale, height and design, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of the former Allied Irish Bank protected structure RPS number 398 and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the designated Architectural Conservation Area and would be contrary to the proper planning and sustainable development of the area.

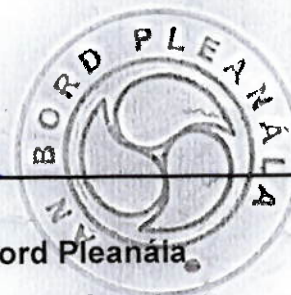
2. Having regard to the location of the proposed development within the town centre of Kilkee in an area zoned for Mixed Use development under the development plan and Objective CDP 4.6 of the Clare County Development Plan which aims to ensure that small towns continue to act as important local service centres, it is considered that the proposed development which would change the use on the main street of Kilkee from commercial to residential would erode the existing service base in Kikee for both visitors and the local population and would have adverse impacts on the vitality and viability of Kilkee Town Centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 11 day of December 2024.