

An  
Bord  
Pleanála

**Board Order**  
**ABP-318239-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 23/418**

**APPEAL** by Finula Garrahy care of Andrew Hersey Planning of 3 Atlantic View, West End, Kilkee, County Clare against the decision made on the 19<sup>th</sup> day of September, 2023 by Clare County Council to grant subject to conditions a permission to John Leahy care of dforandesign of Lisdoonvarna, County Clare.

**Proposed Development:** Retention of the machinery shed, silage pit and all other site and ancillary works at Crag, Lahinch, County Clare.

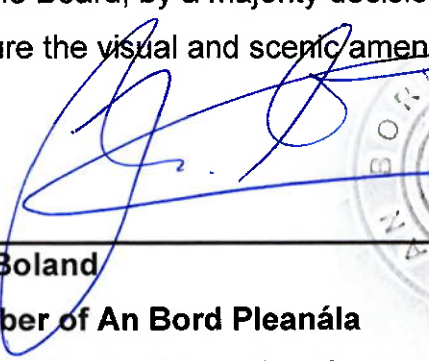
## **Decision**

**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 of the silage pit to be retained, in close proximity to an adjoining dwelling and to the absence of information with the application and appeal on the siting, construction specifications and management of surface water run-off, the Board is not satisfied that the development would not be prejudicial to public health or would not seriously injure the residential amenities of properties in the vicinity. It is considered that the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the machinery shed to be retained to the N-67 scenic route, the Board is not satisfied that the development would, by virtue of its siting and design, not result in an adverse impact on the visual amenities of the area or the scenic route. It is considered that the development would contravene objectives CDP14.7 and Development Management Standard A1.8 of the Clare County Development Plan 2023-2029. Accordingly, the machinery shed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant retention permission for the machinery shed, the Board, by a majority decision (2:1), considered that it would seriously injure the visual and scenic amenity of the area.

  
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Joe Boland

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

Dated this 17<sup>TH</sup> day of June 2024