

An
Bord
Pleanála

Board Order ABP-318648-23

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

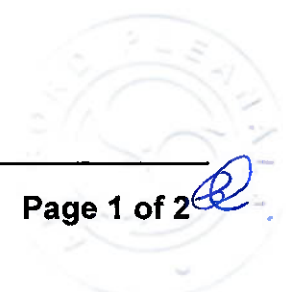
Planning Register Reference Number: 23/496

Appeal by Advanced Space Providers Ireland International Limited care of Kane Architecture of 6 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 9th day of November, 2023 by Clare County Council to refuse permission.

Proposed Development: Development a glamping facility with the provision of on-site parking, decommissioning of existing septic tank, connection to public sewer and the change of use of the existing cafeteria to administration greeting and meeting facility confined to patrons of the proposed glamping site to include all necessary ancillary services, all at Doonbeg Village, Doonbeg, County Clare.

Decision

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



Reasons and Considerations

Having regard to the prominent location of the site within the village centre of Doonbeg, the distinctive character of the immediate area, which comprises high-quality vernacular buildings on an attractive main thoroughfare, and the non-integrated and haphazard layout of the proposed development, which lacks design detail in relation to the proposed external finishes, materials and the proposed landscaping measures on-site, it is considered that the proposed development would be seriously detrimental to the vernacular character of the village and visual amenities of the area. The proposed development would contravene the general objectives for Doonbeg, as set out under Volume 3c of the Clare County Development Plan 2023-2029, which, specifically, seeks to ensure that future development reflects the distinctive character of the area in terms of scale, design and layout. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this 12th day of November 2024.