



Planning and Development Acts 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 2560136

APPEAL by Richard and Fiona Glynn care of Atlantic Building Consultants of Unt 1, Digital Hub, Merchants Quay Business Quarter, Kilrush, County Clare against the decision made on the 25th day of June, 2025 by Clare County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new dwellinghouse, provide a new access onto an existing access road and connect to the public sewer and storm water services along with all associated works at Cappa, Kilrush, County Clare.

Decision

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

Reasons and Considerations

Having regard to the prominent nature of the site in a Heritage Landscape, envisioned in the Clare County Development Plan 2023-2029 as the most valued parts of the County, its location between the public road and the estuary on the approach to Cappa Village, the objective in the Kilrush Settlement Plan (which includes Cappa) to open up sea views and enhance the amenity and sense of arrival at the village, and notwithstanding the design, form and scale of the proposed dwelling, it is considered that the proposed development at this location would seriously interfere with the character of the landscape, would seriously injure the visual amenities of the area and would be contrary to Objective CDP 14.5 'Heritage Landscapes' of the Development Plan which requires that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact from consideration of site selection to design and siting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 24 day of November 2025.