



An
Coimisiún
Pleanála

Commission Order
PL-500060-CE

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 25/207

Appeal by Michael Queally against the decision made on the 22nd day of September, 2025 by Clare County Council to grant subject to conditions a permission to Marian McDonagh and Colin O'Donoghue.

Proposed Development: Construction of a dwellinghouse, garage, install a wastewater treatment system and all other associated site and ancillary works, all at Ballyvoe, Doolin, County Clare.

Decision

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

Reasons and Considerations

The site of the proposed development is located within a 'Settled Landscape', as set out in the Clare County Development Plan 2023-2029, where emphasis is placed on the selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design which are directed towards minimising visual impacts. Having regard to the topography of the site, and the elevated positioning of the proposed development, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *19* day of *February* 2026.