

An
Coimisiún
Pleanála

Commission Order
PL- 501368-CE-26

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: P26-9

Appeal by Richard Hynes against the decision made on the 22nd day of April 2026 by Clare County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of a new dwellinghouse, install a wastewater treatment system and all other associated site and ancillary works, at Doonagore, Doolin, County Clare.

Decision

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

Reasons and Considerations

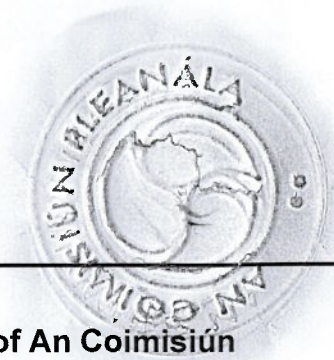
1. The proposed site is located within a designated Heritage Landscape and Seascape Character Area and also in an open and visually vulnerable coastal landscape. Having regard to the elevated, exposed open nature of this coastal site, to the limited screening available within the site and its environs, and to the views of the site from the local road network and coastal area, it is considered that the proposed development, as submitted, would have an adverse visual impact on the character of the designated Heritage Landscape and Seascape Character Area and the stated provisions and objectives of the Clare County Development Plan 2023 – 2029, in particular objectives CDP14.5 and CPD14.6, which require that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact and every effort is made to visually integrate any proposed development the provisions of which are considered to be reasonable. It is, therefore, considered that the proposed development, having regard to the exposed location in the landscape, would visually and significantly impact on the amenities of the Heritage Landscape and Seascape Character Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located within an area designated as an area of 'Special Control Clare' in the Clare County Development Plan 2023 - 2029. Provisions relating to an assessment of individual housing in the open countryside, as outlined in objective CDP4.14, specify criteria for assessment of residential development requiring demonstration of an economic and social need to permit a dwelling within this designation which are considered to be reasonable. It is considered that, based on the documentation submitted, the applicant has not established a social and economic need, as required in the provisions outlined in objective CDP4.14 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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



Dated this 7th day of SEPTEMBER 2026.