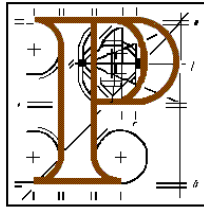


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Clare County**

**Planning Register Reference Number: P.14/180**

An Bord Pleanála Reference Number: PL 03.243480

**APPEAL** by the Residents of Woodstock View care of William O'Doherty of 10 Woodstock View, Ennis, County Clare against the decision made on the 23<sup>rd</sup> day of May, 2014 by Clare County Council to grant subject to conditions a permission to Woodstock Golf and Country Club care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of use of nine residential units from holiday homes to dwellinghouses at numbers 3, 6, 7, 8, 14, 21, 22, 23 and 24 Garville Court House, Woodstock Golf and Country Club, Shanaway Road, Ennis, County Clare.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, to the conditions governing the parent permission planning register reference number 03/341, and condition number 2 in particular, to the location of the development within the boundary of the Ennis and Environs Development Plan 2008-2014 and to the existing pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not adversely impact on the amenities of the area, would not seriously injure the amenities or depreciate the value of property in the vicinity of the site and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 4<sup>th</sup> day of April, 2014, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The areas of public open space identified as “proposed informal amenity area” and “Proposed kick about area” identified on the site layout plan received by the planning authority on the 4<sup>th</sup> day of April 2014, shall be reserved for such use. These areas shall be contoured and seeded to the satisfaction of the planning authority, prior to the subject sites being made available for occupation and shall be maintained as public open space by the developer.

**Reason:** In the interest of orderly development and to ensure the proper development and provision of public open areas for the residential development and their continued use for this purpose.

---

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

**Dated this            day of            2014.**