



An
Bord
Pleanála

Board Direction
BD-015398-24
ABP-313263-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations:

1. It is considered that the proposed low density development in a location lacking pedestrian connectivity to the town centre would be highly car dependant and would in the manner proposed constitute piecemeal, fragmented and uncoordinated development in a rural type location and would therefore be in direct conflict with the strategic settlement objective for Ennis, CDP 4.1, in Volume 1 of the current Clare County Development Plan 2023-2028 which aims to 'integrate land use and transport planning such that new employment and residential development should be consolidated in a manner which renders it serviceable by public transport and accessible, at the local level, by walking, cycling and public transport' and 'to promote and encourage sustainable transport, and in particular to make it convenient and attractive to walk, cycle or use public transport.
2. The Board considered that the poor pedestrian linkage to Ennis town was not sufficiently alleviated by the proposed linkage through the adjoining estate.

Note: 1. The Board noted that the proposed development would be contrary to the Ministerial Guidelines Sustainable and Compact Settlements (January 2024) which advocate compact development and integration with public transport. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: 2. The Board noted that that the provision of Section 50 Licence consent is not in place but given the substantive reasons for refusal above the Board did not consider the matter further.

Board Member



Liam Bergin

Date: 12/02/2024