

An  
Bord  
Pleanála

**Board Direction**  
**BD-017177-24**  
**ABP-318367-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2024.

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

**Reasons and Considerations**

Having regard to the location of the development to be retained within an urban area zoned Existing Residential in the Clare County Development Plan 2023 - 2029, the scale and extent of the development to be retained, the pattern of development in the vicinity and subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would not detract from the integrity or character of the ACA at this location. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application except as may otherwise, be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall

agree such details in writing with the planning authority prior to commencement of development and the development shall be retained and completed in accordance with the agreed particulars.

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


2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

3. The external render shall be made good to give a uniform appearance and the east facing common boundary gable window shall be of obscure glazing with a vertical sash style of inward opening operation only.

**Reason:** In the interest of orderly development and residential amenity

**Board Member**

  
Liam Bergin

**Date:** 07/08/2024