

An  
Bord  
Pleanála

**Board Direction**  
**BD-019228-25**  
**ABP-321375-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2025.

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 nature of the development proposed to be retained, the scale of the development, the pattern of development in the area, the existing residential use on site and the policies of the Clare County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and carried out 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 and

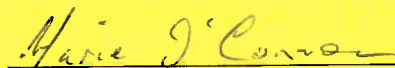
the development shall be retained and carried out in accordance with the agreed particulars.

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

2. (a) The poly tunnel shall be used for gardening purposes only.
- (b) The structure shall be maintained in good condition and any torn or defaced plastic covering shall be removed and replaced with new covering.
- (c) The structure shall be secured against wind and inclement weather.

**Reason:** In the interests of residential and visual amenity, and for the orderly development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 19/03/2025