

An  
Coimisiún  
Pleanála

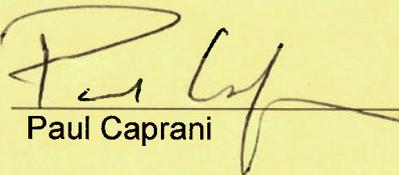
**Direction**  
**CD-021569-25**  
**ACP-323503-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 15/12/2025.

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

#### **Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 15/12/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. It is the policy of the planning authority, as set out in the Clare County Development Plan 2023-2029 to permit development proposals for employment and enterprise in the open countryside, only where there are strong location factors (section 6.15) and proposals for small scale enterprises in rural areas will be considered on their individual merits, including among other factors, the nature of the activity and evidence that its scale is appropriate to a rural area (section 6.21). The applicant has not demonstrated tangible locational links to this specific rural area or sufficient justification as to why this proposal for a storage yard for the storage of gravel, sand manhole covers and safety bollards

associated with construction sites could not be accommodated on more appropriately zoned land closer to/edge of the settlement of Ennis. Furthermore, it is considered that, the storage yard proposed to be retained taken together with the cumulative impacts of adjoining areas of hardstanding, storage yards and hardcore access route would not be at a scale considered appropriate to a rural area. The development to be retained and as proposed, is therefore, contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal it has not been demonstrated sufficiently that the proposed additional vehicular movements in conjunction with those movements associated with the Ennis Vehicle Test Centre, as permitted, and other vehicular movements in the wider area are such that would not result in a cumulative adverse impact on existing residential amenities within this rural area by reason of increased vehicular movements, noise and dust generation or result in a significant intensification of movements at the existing access onto the N68 contrary to CDP 11.13 of the Clare County Development Plan. The development to be retained and as proposed would, therefore, be contrary to the proper planning and sustainable development of the area.