

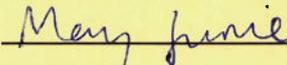
An
Coimisiún
Pleanála

Commission Direction
CD-000153
PL-500145-CE

The submissions on this file and the Inspector's report were considered at a meeting held on 20 February 2026.

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

Planning Commissioner:



Mary Gurrie

Date: 20/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the development, the 'existing residential' zoning objective under the Clare County Development Plan 2023-2029 which aims to conserve and enhance the character of such areas, the visual character and setting of Saint Michael's Villas and the strong and dominant presence of low

wall front boundaries, and the general absence of individual parking in the front gardens of properties in Saint Michael's Villas, it is considered that the creation of a vehicular access in the front garden area, which would require the removal of a significant level of the front boundary wall, would seriously detract from the setting of the overall terrace which the appeal site forms part of. The development proposed to be retained and completed would, in itself and by the precedent it would set, seriously injure the visual amenities and character of the area and would not, therefore, be in accordance with the proper planning and sustainable development of the area.