

The submissions on this file and the Inspector's report were considered at a meeting held on 13 July 2026.

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

Reasons and Considerations

Having regard to the existing dwelling on the subject site, its location within a designated Area of Architectural Conservation and within an Existing Residential zoning objective in the current Clare County Development Plan 2023-2029, the pattern of development in the vicinity of the subject site and to the nature, scale and form of the proposed extension, it is considered subject to the conditions below, the proposed development would not be injurious to the residential or visual amenities of the area, and would be acceptable in traffic safety terms and would be considered acceptable in terms of the proper planning and sustainable development of the area.

Conditions

1.

The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18th of December 2025 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: in the interest of clarity.

2.

No part of the house shall be used for the purpose of providing overnight paying guest accommodation, unless subject to a prior grant of planning permission.

Reason: In the interest of residential amenity.

3.

All external finishes (including roof tiles/slates, render finish and windows) shall be strictly as proposed in the drawings submitted to the planning authority, unless otherwise agreed in writing with the planning authority.

Reason: in the interests of visual amenity

4.

The disposal of surface water shall comply with the requirements of the planning authority for such works and services, and the developer shall submit details

for the disposal of surface water from the site for the written agreement of the planning authority prior to commencement of development.

Reason: in the interest of public health

5.

Site development and building works shall be carried out only between 0700 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6.

Prior to commencement of development, the developer shall submit details of a Construction Management Plan for the written agreement of the planning authority. The plan shall provide details of intended construction practice for the proposed development, including traffic management, noise and dust management, and off-site disposal of construction/demolition waste. The proposed development shall be carried out in accordance with the written agreed details.

Reason: In order to ensure a satisfactory standard of development, in the interest of residential amenity and public safety.

7.

All bathroom and ensuite windows on the southern elevation (first floor level) shall be glazed with permanent obscure glazing.

Reason: In the interests of residential amenity.

8.

All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development..

Reason: In the interests of visual amenity

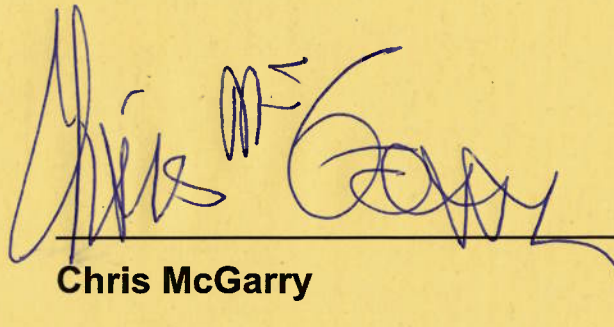
9.

The developer shall pay to the planning authority a financial contribution in respect of public Infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or . behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be

referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: it is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Planning Commissioner:



Chris McGarry

Date:

13th day of July 2026