

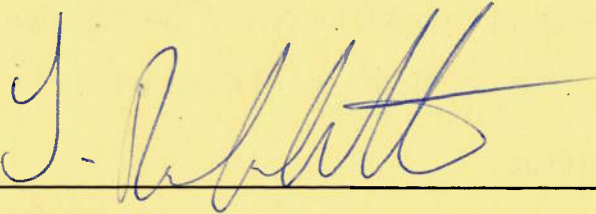
An
Coimisiún
Pleanála

Commission Direction
CD-001107
PL-501254-CE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 18 August 2026.

The Commission decided to make a split decision, generally as recommended by the inspector, as indicated in the draft Order hereunder.

Planning Commissioner:



Tom Rabbette

Date:

20th day of August 2026

DRAFT Order

Decision

GRANT permission for (b) metal clad sheeting to roof of existing dwelling house, previous planning register reference number 21/1105 in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for (a) boundary wall as constructed on site for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the:

- (a) the nature, scale and design of the dwellinghouse permitted under planning register reference number 21/1105, and
- (b) the policies and objectives 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 constitute an acceptable roof finish at this location, would not seriously injure the visual amenities of the area and would be acceptable in terms of rural house design. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 19th day of February, 2026, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

[NOTE: In deciding not to apply the Inspector's recommended condition number 2 regarding the removal of the garden pathway and gabion baskets in the riparian zone, the Commission noted that these works did not form part of the development proposal.]

Reasons and Considerations (2)

Having regard to the:

- (a) the specification, extent, scale and height of the boundary wall to be retained, and
- (b) Objective CDP 14.2 (Settled Landscapes) of the Clare County Development Plan 2023-2029, which requires that structures and construction on Settled Landscapes reduce their visual impact through a careful choice of forms, finishes and colours,

it is considered that the boundary wall proposed to be retained constitutes an inappropriate form of development in this rural area and, by reason of its prominence on an elevated site, the use of metal railings and the excessive height, and extensive length of the wall, would seriously injure the visual amenities of the area and militate against the rural environment. The development proposed to be retained would set an undesirable precedent for other such developments in a rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.