

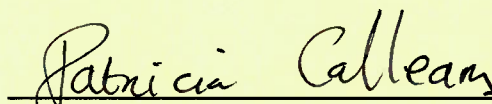
An
Coimisiún
Pleanála

Commission Direction
CD-001346
PL-501515-CE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 September 2026.

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

Planning Commissioner:


Patricia Calleary

Date:

30th day of September 2026

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 - (Availability of Land and Infrastructure) 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- Rural Enterprise). The applicant has not demonstrated tangible locational links to this specific rural area or sufficient justification as to why this proposal for a plant and machinery storage yard associated with a floor screeding business 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 including hardcore base, storage containers, fencing and signage 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 proposed development and the development proposed to be retained would, therefore, contrary to the proper planning and sustainable development of the area.

2. The development seeks the retention of a significant extent of hard landscaping indicated to discharge to a watercourse. Clare County Council requires the inclusion of SuDS technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. Development proposals are required to demonstrate the use of SuDS mechanisms and must be accompanied by a comprehensive SuDS assessment. The requirement to provide SuDS technologies includes for amendments and extensions to existing developments. In the absence of information to demonstrate otherwise, the development would contravene Objective CDP 2.11(c), Section 11.4.4 and Section A1.5 of the Clare County Development Plan 2023-2029, as varied. The proposed development and the development proposed to be retained would, therefore, contrary to the proper planning and sustainable development of the area.

Note:

The Commission shared the inspector's concerns that in the absence of an Appropriate Assessment Screening and/or Natura Impact Statement the Commission cannot be satisfied that the development seeking permission and retention permission would not be likely to have a significant effect on Knockanira House Special Area of Conservation (002318), having regard to the site's conservation objectives. The development would, therefore, be contrary to the proper planning and sustainable development of the area. The Commission considered this to be a new issue which could be dealt with by way of a notice under Section 137 to the applicant, however, given the substantive reasons for refusal on other grounds, the Commission decided not to invoke such a process or pursue this matter further.