An Bord Pleanála

Commission Direction

PL-501515-CE-26

Re: Amending Board Order
S146A of the Planning and Development Act, 2000, as amended

The submissions on this file were considered at a Commission meeting held on 06/10/2026.

The Commission decided to exercise its powers under section 146A(1)(a) of the Planning and Development Act 2000, as amended, to amend its Order of 01 October 2026, refusing the permission, as an administrative error had occurred in the content of Refusal Reason number 1, because the wording 'plant and machinery storage yard associated with a floor screeding business' should have read 'workshop for servicing /repair of vehicles and plant hire machinery and for the storage of plant and machinery'

It is considered that amendment of the Commission Order would not result in a material alteration of the terms of the development, the subject of the permission.

Having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Commission in relation to the permission granted.

Accordingly, in accordance with the provisions of section 146A(1)(a) of the Planning and Development Act, 2000, as amended, the Commission hereby amends the above-mentioned Order of 01 October 2026, by amending Reason no 1. as follows:

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 'workshop for servicing /repair of vehicles and plant hire machinery and for the storage of plant and machinery' 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, be contrary to the proper planning and sustainable development of the area.

Planning Commissioner: Patricia Calleary

Patricia Calleary

Date: **06th October 2026**