

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Clare County**

**Planning Register Reference Number: P15/407**

An Bord Pleanála Reference Number: PL 03.245425

**APPEAL** by Deirdre Hehir care of Michael J. Duffy of 1 Clós Na hEaglaise, Kilfenora, County Clare against the decision made on the 5<sup>th</sup> day of August, 2015 by Clare County Council to grant subject to conditions a permission to Patrick J. Egan and James J. Burke care of McKenna Consulting Engineers of Miltown Malbay, County Clare.

**PROPOSED DEVELOPMENT:** Permission to alter condition number 34 of P04/29 granted under Kilrush Town Council. This will involve changing house number 9, 10, 15, 16, 17, 18 and 20 from their use as holiday homes to use as permanent residences at Beal an Inbhir, Shanakyle Road, Leadmore West, Kilrush, County Clare.

## **DECISION**

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to of the Clare County Development Plan 2011 – 2017, as set out under Objective 4.9, holiday homes can be converted to permanent homes in settlements where an oversupply of such homes has been identified. The applicant has not demonstrated that such an oversupply exists in Kilrush and so to accede to the proposed change of use of the subject houses to permanent residences would be premature and would risk damaging tourism in the town through the under-provision of holiday homes. It is considered, therefore, that the proposed development would contravene Objective 4.9 of the said Development Plan and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**