

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Clare County**

**Planning Register Reference Number: P16/246**

An Bord Pleanála Reference Number: PL 03.246730

**APPEAL** by Mairead O'Brien of 21 Beal an Inbhir, Shanakyle Road, Kilrush, County Clare against the decision made on the 19<sup>th</sup> day of May, 2016 by Clare County Council to grant subject to conditions a permission to Patrick J. Egan and James J. Burke care of McCarthy Keville O'Sullivan Limited of Block 1, GFSC., Moneenageisha Road, Galway in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change the use of house numbers 9, 10, 15, 16, 17, 18 and 20 from holiday homes to permanent residences at Beal an Inbhir, Shanakyle Road, Leadmore West, Kilrush, County Clare. (Altering Condition Number 34 of P04/29 granted by Kilrush Town Council).

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 the settlement strategy for the town and the location of the site close to the town centre and the zoning objective within an area zoned for residential use within the Kilrush and Environs Development Plan, 2014-2020, the layout of the development and the design of the units, it is considered that, subject to compliance with the conditions set out below, the proposed change of use of part of the overall development to permanent residences would not seriously injure the residential amenities of adjoining properties or the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be in accordance with Condition Numbers 1 to 33 attached to the grant of permission under Planning Register Reference Number 04/31029 on the 3<sup>rd</sup> day of May, 2005, except as amended to conform with the plans and particulars lodged with the application and the condition set out below.

**Reason:** In the interest of clarity and consistency with the prior grant of planning permission.

2. No boundary walls or fences shall be erected in the front curtilage of any dwelling unit.

**Reason:** In the interest of the visual amenities 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.**