An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Clare County

Planning Register Reference Number: P16/665

An Bord Pleanála Reference Number: PL 03.247576

APPEAL by Michael Wynne and Noreen Wynne care of Padraig Hogan of Newhall, Tiermaclane, Ennis, County Clare against the decision made on the 19th day of October, 2016 by Clare County Council in relation to an application for permission for (a) construction of a dwellinghouse to the south-west side of existing dwelling along with public sewer connection, shared entrance and ancillary works and (b) alterations to existing dwellinghouse, including windows on the south-west gable, complete with public sewer connection, shared entrance and ancillary works, all at Ballycorey, Gort Road, Ennis, County Clare in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for (b) alterations to existing dwellinghouse, including windows on the south-west gable, and to refuse permission for (a) construction of a dwellinghouse to the south-west side of existing dwelling along with public sewer connection, shared entrance and ancillary works):

DECISION

GRANT permission for (b) alterations to existing dwellinghouse, including windows on the south-west gable in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below. REFUSE permission for (a) constructionrp2136 of a dwellinghouse to the south-west side of existing dwelling along with public sewer connection, shared entrance and ancillary works based on the reasons and considerations marked (2) under.

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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 (1)

Having regard to the limited nature and scale of the works it considered that the proposed alteration would, subject to compliance with the condition set out below be in accordance with the proper planning and sustainable development of the area.

CONDITION

The development, excluding the sewer connection for the existing house, shall be carried out and completed in accordance with the plans and particulars lodged with the application

Reason: In the interest of clarity.

REASONS AND CONSIDERATIONS (2)

The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated by a public foul sewer system or disposed of on site. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.

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