



An
Bord
Pleanála

**Board Order
PL 03.248574**

Planning and Development Acts 2000 to 2017

Planning Authority: Clare County Council

Planning Register Reference Number: P16/961

Appeal by Catherine Hennessy of Woodstock, Shanaway Road, Ennis, County Clare against the decision made on the 28th day of April, 2017 by Clare County Council to refuse outline permission to M and G Developments care of Brian Foudy and Associates of Osprey House, Carmody Street, Ennis, County Clare.

Proposed Development: Construction of 57 number detached dwellinghouses, construction of entrances, roads, footpaths and services and connection to public services together with all associated site works at Ballylannidy, Ennis, County Clare.

Decision

REFUSE outline permission for the above proposed development in accordance with 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

1. Having regard to the location of the site in the rural area on unzoned lands outside the settlement development boundary of Ennis, it is considered that the proposed residential development would be unacceptable in terms of the appropriate and sustainable use of these rural and agricultural lands, would be contrary to the core strategy and settlement policy and objectives which seek to direct multiple housing units onto zoned and serviced lands, and to the delivery of strategic, plan-led, co-ordinated and balanced development of settlements as set out in Objective CDP 3.9 of the Clare County Development Plan 2017-2023. The proposed development would, therefore, materially contravene the current development plan for the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its design and layout, would materially contravene Objective CDP 4.7 (Housing Mix) of the Clare County Development Plan 2017-2023. The proposed number of access points onto the substandard local road is excessive and fails to provide for a layout and street form as per Objective CDP 8.8 of the said development plan. It is therefore, considered that the proposed development would provide for a poor living environment for future residents of the proposed houses and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the Clare County Development Plan 2017-2023, to national policy as set out in the Design Manual for Urban Roads and Streets 2013 and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009 and would be contrary to the proper planning and sustainable development of the area.

