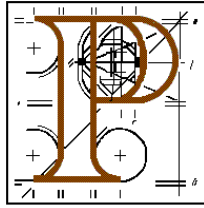


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Clare County

Planning Register Reference Number: P17/206

An Bord Pleanála Reference Number: ABP-300215-17

APPEAL by Jada Projects Limited care of HRA Planning Limited of 3 Hartstonge Street, Limerick against the decision made on the 19th day of October, 2017 by Clare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a three-storey infill building to an existing vacant site with ground floor retail unit, first floor office and second floor apartment, with connection to services, all at Market Place, Ennis, County Clare.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Clare County Development Plan, 2017-2023 and in particular its Ennis Municipal District Written Statement and Settlement Plans, to the modest size of the site and its location within Ennis Architectural Conservation Area and adjacent to a row of two-storey commercial buildings, to the nature, scale and orientation of the proposed development, and to the pattern of development in the area, the Board considered the inclusion of those amendments required in condition number 2 to be necessary for the protection of the visual amenities of Ennis Architectural Conservation Area and the proper planning and sustainable development of the area.

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.

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

Dated this day of 2018.