



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18/82

Appeal by Bridget Donnell care of Joe Bonner Town Planning Consultant of 127 Lower Baggot Street, Dublin against the decision made on the 11th day of May, 2018 by Clare County Council to grant subject to conditions a permission to Paul and Michelle Mulcair care of Adam Kearney Associates of 56 Siúl na hAbhann, Mill Road, Corbally, County Limerick in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development comprising a single storey extension and a first floor balcony including all ancillary site works within the curtilage of a protected structure (RPS 614) at the old coastguard Boathouse, Liscannor, County Clare.

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 location of the site in an area zoned with the objective Existing Residential in the Clare County Development Plan 2017-2023, the location of the site, the design and layout of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of properties in the vicinity or have a significant negative impact on the character or setting of a protected structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 18th day of April, 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such

details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be carried out and completed in accordance with the terms and conditions attached to the permission granted on the 21st of August, 2015, under appeal reference number PL03.244902, planning register reference number 14/807, except as amended to comply with the provisions indicated in the plans and particulars lodged in connection with this application and with the following conditions.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Site development and building works shall be carried out between 0800 hours and 1900 hours Mondays to Fridays inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

- 4 The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

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

Dated this day of 2018.