



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18/295

APPEAL by John and Aoife O'Brien care of Noel Gorman of Gormancad Limited, Fahy House, Craughwell, Galway against the decision made on the 5th day of June, 2018 by Clare County Council to refuse permission to John and Aoife O'Brien.

Proposed Development Construction of a two-storey dwelling and detached garage, site access and all associated site services and landscaping at The Lane, Newpark, Ennis, County Clare.

Decision

REFUSE 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

It is considered that the proposed development by reason of its location and siting within the wider zoned land parcel which is governed by the low density residential zoning objective (LDR 12) in the Clare County Development Plan 2017-2023 would constitute a haphazard and non-integrated form of development which would militate against the comprehensive development of the overall land parcel governed by this objective. The proposed development would, therefore, be premature and would constitute piecemeal development which would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.