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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P19/610**

**APPEAL** by John Melican care of Connellan and Associates of Sonas, Cahercalla Wood, Cahercalla, Ennis, County Clare against the decision made on the 17<sup>th</sup> day of September, 2019 by Clare County Council to grant subject to conditions a permission to Neil Coffey of Tobartaoscan, Ennis, County Clare.

**Proposed Development** Construct extension to side of house and to side of garage, all at Abbeyville, Limerick Road, Clonroadmore, 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**

On the basis of the submissions made in connection with the planning application and appeal, it appears to the Board that the proposed development relates to a site which is the subject of a development in the form of a vehicular access that does not have the benefit of planning permission and that the proposed development would facilitate the consolidation and intensification of this use. Accordingly, it is considered that it would be inappropriate for the Board to consider the grant of a permission for the proposed development in such circumstances.

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

**Dated this            day of            2020.**