



Planning and Development Acts 2000 to 2019

Planning Authority: Clare County Council

Planning Register Reference Number: P19/547

Appeal by Philip McNeill of 27 The Maples, Monkstown, County Dublin in relation to the application by Clare County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 14 of its decision made on the 30th day of March, 2020.

Proposed Development: Demolition of existing substandard cottage to allow for the construction of a new replacement house with a new wastewater treatment system and the refurbishment of the existing access to site and all associated site works at Tullagower, Cooraclare, County Clare.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 14 and directs the said Council to ATTACH condition number 14 and the reasons therefor.

Reasons and Considerations

Having regard to:

- the nature and scale of the proposed development which involves the demolition of an existing cottage and the construction of a replacement dwelling,
- the planning history on the subject and adjoining sites, and
- the provisions of the Clare County Council Development Contribution Scheme 2017-2023 made under section 48 of the Planning and Development Act 2000, as amended,

it is considered that the financial contribution imposed under condition number 14 has been correctly applied to the proposed development which is a stand-alone development, separate to any planning history in the wider area and which involves the demolition of an existing structure and the construction of a new dwelling.

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.

Chris McGarry

Member of An Bord Pleanála

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

Dated this day of 2020