



An
Bord
Pleanála

Board Order
ABP-308119-20

Planning and Development Acts 2000 to 2020

Planning Authority: Clare County Council

Planning Register Reference Number: P20/396

Appeal by Noel and Geraldine O'Rourke care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 11th day of August, 2020 by Clare County Council to refuse outline permission for the proposed development.

Proposed Development: The construction of a dwelling house, ancillary site works and connection to public services at Newpark, Roslevan, County Clare.

Decision

GRANT outline 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 zoning objective of the area and the general pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development for outline permission would not seriously injure the character or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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, 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:
- (i) A detailed landscaping plan for the entire site.
 - (ii) Proposals for the roadside boundary treatment.
 - (iii) Proposals to protect the privacy and amenity of existing adjacent properties.
 - (iv) Design proposals which have regard to the design and character of the built environment in the vicinity.

Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

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

Dated this day of 2021.