



Planning and Development Acts 2000 to 2020

Planning Authority: Clare County Council

Planning Register Reference Number: P20/41

Application for Leave to Appeal against the decision of the planning authority by Tony Neville of 19 Garran na Coille, Shanaway Road, Ennis, County Clare having an interest in land adjoining the land in respect of which Clare County Council decided on the 16th day of October, 2020 to grant subject to conditions a permission to Valour Homes and Developments Limited care of Brian Foudy and Associates, Architects and Chartered Engineers of Osprey House, Carmody Street, Ennis, County Clare.

Proposed Development: (a) Demolish existing dwellinghouse, garage and sheds; (b) Replace dwellinghouse with access onto Lahinch Road; (c) Construct four number semi-detached two-storey dwelling houses with access via existing entrance to the Shanacloon Estate together with all associated site development works and connections to public services at Shanacloon and Lahinch Road, Ennis, County Clare.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on 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

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of condition number 12 imposed by the planning authority to which the grant is subject.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020