



Planning and Development Acts 2000 to 2020

Planning Authority: Clare County Council

Planning Register Reference Number: P20/849

APPEAL by Anthony and Valerie McNerney care of Gerard Malone of Crossbeg, Cross, Kilrush, County Clare against the decision made on the 7th day of January, 2021 by Clare County Council to refuse permission.

Proposed Development: Retain as constructed, domestic garage/store which varies from granted permission P18-604 plus all ancillary site works at Brickhill East, Cratloe, 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

The development proposed for retention is located on lands zoned "Existing Residential" in the Cratloe Settlement Plan as contained in the Clare County Development Plan 2017-2023 (as varied). Having regard to the objective for lands with this zoning, and to the scale, height and finishes of the overall structure, it is considered that the development proposed for retention would be out of keeping with existing permitted development at this location, would detract from the visual and residential amenities of the area and would contravene the land use zoning objective at this location. The retention of the development would, therefore, be contrary to Objective CDP19.3 'Compliance with Zoning' of the Clare County Development Plan 2017-2023 (as varied) and contrary to the proper planning and sustainable development of the area.

DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 19th day of July 2021.

