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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Clare County Council**

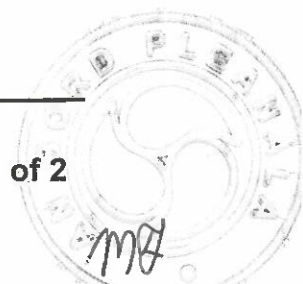
**Planning Register Reference Number: P21/754**

**APPEAL** by Amy Heffernan and Oisín O'Connor care of Rob Shanahan Architects of 17 Clontarf Place, Limerick against the decision made on the 9<sup>th</sup> day of December, 2021 by Clare County Council to refuse permission to Amy Heffernan and Oisín O'Connor.

**Proposed Development** For the construction of a new single/part two-storey dwelling house and garage. This application also seeks permission for new site entrance with gates, access roadway, connection to existing public services, removal of section of front boundary, provision of new boundary walls and fences and all ancillary hard and soft landscaping and site works, all at Teeronea, Kilkishen, County Clare.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

Having regard to the rural location of the proposed development outside of the development boundary of Kilkishen village, to the location of the proposed development relative to existing development to the south and north of the site, and to Development Plan Objective CDP3.13 "New Single Houses on Infill Sites in the Countryside" of the Clare County Development Plan 2017 – 2023, where the deliberate creation of an infill site is not permitted, the Board considered that the proposed development would be contrary to this objective as it would create an infill site to the north and would consolidate and contribute to the build-up of ribbon development in an open rural area. The proposed development would, therefore, be 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 *20<sup>th</sup>* day of *July* 2022.