

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P21/512

APPEAL by John and Marianne Keane care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 16th day of March, 2022 by Clare County Council to grant subject to conditions a permission to Padraig Howard care of MKO Planning and Environmental Consultants of Tuam Road, Galway, County Galway.

Proposed Development The development will consist of the construction of 13 number detached dwelling houses including for all site development works, site landscaping and public service connections, some of which have been substantially completed under previous permissions granted on this site under Planning Reference P06-21019 and extended under Planning Reference P11-21073. The proposed development includes for the provision of a pedestrian access (including footbridge) from the application site to the existing Gort Leamhan residential development. The proposed development also includes the completion of provision of on-street public lighting on the public road at this location. The planning application is accompanied by a Natura Impact Statement. All at Knockanean, Ennis, County Clare, as revised by the further public notice received by the planning authority on the 24th day of September, 2021.

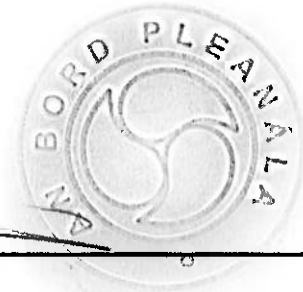
Decision

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

Reasons and Considerations

1. It is considered that the proposed low-density development in a location lacking pedestrian connectivity to the town centre would be highly car dependent, would, in the manner proposed, constitute piecemeal, fragmented and uncoordinated development in a rural type location, and would, therefore, be in direct conflict with the strategic settlement objective for Ennis, CDP 4.1, in Volume 1 of the Clare County Development Plan 2023 - 2028 which aims to 'integrate land use and transport planning such that new employment and residential development should be consolidated in a manner which renders it serviceable by public transport and accessible, at the local level, by walking, cycling and public transport' and 'to promote and encourage sustainable transport, and in particular, to make it convenient and attractive to walk, cycle or use public transport.

2. The Board considers that the poor pedestrian linkage to Ennis Town is not sufficiently alleviated by the proposed linkage through the adjoining estate.



Liam Bergin

Member of An Bord Pleanála

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

Dated this 14th day of February 2024.