

An
Bord
Pleanála

Board Order
ABP 314736-22

Planning and Development Acts 2000 to 2021

Planning Authority: Clare County Council

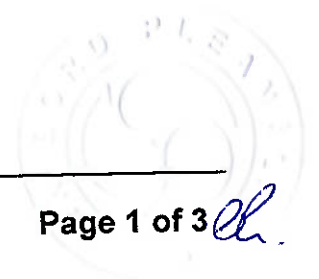
Planning Register Reference Number: P22/635

Appeal by Trisha and Kevin Scales care of Morgan McDonogh Architectural Planning Consultants of The Hollow, The Bog Road, Kildimo, County Limerick against the decision made on the 6th day of September, 2022 by Clare County Council to refuse permission.

Proposed Development: Retention of alterations to height of dwellinghouse as constructed and for external finishes and landscaping conditioned under planning register reference number PL20/730 at Cloghaundine, Liscannor, County Clare.

Decision

GRANT 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.



Reasons and Considerations

Having regard to the location of the development to be retained, the permitted development at the site, the limited scale and modest extent of the development to be retained in terms of the as built dwelling, the nature of the receiving environment, the pattern of development in the vicinity and subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

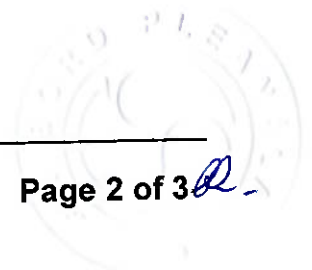
Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.


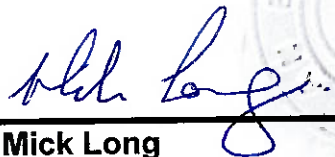
2. The development proposed to be retained shall comply with the conditions attached to the permission granted under planning register reference number 20/730 (as amended by Board Order ABP-309218-21) except as amended in order to comply with the attached conditions.

Reason: In the interest of clarity.



3. Landscaping of the site shall be carried out in accordance with a comprehensive landscaping scheme which shall be submitted to and agreed in writing with the planning authority within three months of the date of this Order.

Reason: In the interest of the amenities of the area.



Mick Long

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

Dated this 7th day of November 2023