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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P22/406**

**APPEAL** by Woodhaven Developments Limited of Unit 20 Tracklands Business Park, Clonroad More, Ennis, County Clare against the decision made on the 26<sup>th</sup> day of October, 2022 by Clare County Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of the following (a) the construction of 29 number two-storey dwelling houses, (b) four number two-storey dwelling houses with optional additional attic space accommodation, (c) three number single storey dwelling houses and (d) all ancillary site works and connection to public services at Church Road (R462), Tulla Townland, Tulla, County Clare.


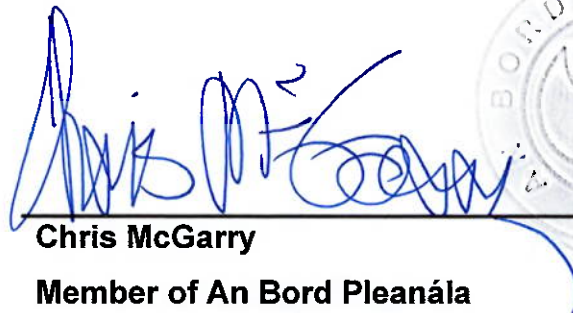
## **Decision**

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

## Reasons and Considerations

1. Having regard to the characteristics of the development site which includes numerous mature trees and the configuration of the site relative to the glebe house to the east, the roadway to the north, undeveloped lands to the west and existing development to the south, it is considered that the proposed development by reason of its substandard layout, building form and design, does not adequately respond to the specific characteristics of the site or the pattern of development in the vicinity, and would be an inappropriate form of development at this location.

Having regard to the foregoing, it is considered that the proposed development would seriously injure the visual amenities of the area, would constitute a sub-optimal layout and design, would be of an insufficient architectural quality and would fail to integrate appropriately with surrounding lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 20<sup>th</sup> day of March 2024.