

An
Bord
Pleanála

Board Order

ABP-316295-23

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

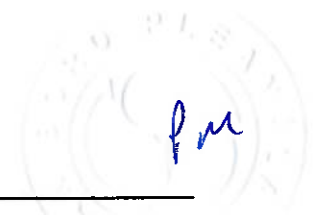
Planning Register Reference Number: P22/945

Appeal by James Hill of Springwell Lane, Ballyknockan, Blessington, County Wicklow against the decision made on the 23rd day of March, 2023 by Clare County Council to grant subject to conditions a permission to Gabriel McCarthy care of Deirdre Foran Design of Lisdoonvarna, County Clare.

Proposed Development: Construction of a single bedroom maisonette, connect to public services and all other associated site and ancillary works at Off Main Street and The Square, Ennistymon, County Clare, as revised by the further public notices received by the planning authority on the 3rd day of March, 2023.

Decision

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



Reasons and Considerations

Having regard to the nature of the proposed development, it is considered that, given the absence of the provision of any private amenity open space and the provision of other amenities for the future occupants of the residential unit, as recommended in national guidance, the proposed development would constitute a substandard form of development in the absence of providing a qualitative standard of residential accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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

Dated this *1st* day of *November*, 2023.