

An  
Bord  
Pleanála

**Board Order**  
**ABP-318097-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 221138**

**Appeal** by Dolores Bolton care of Connellan and Associates Planning and Energy Consultants of Sonas, Cahercalla Wood, Cahercalla, Ennis, County Clare against the decision made on the 4<sup>th</sup> day of September, 2023 by Clare County Council to grant, subject to conditions, a permission to William and Julie Lynch of Lower Quay, Liscannor, County Clare in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** The construction of a new garage with ancillary site works at Lower Quay, 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 subject site, within the settlement boundary of Liscannor on zoned 'existing residential' lands, the size and scale of the proposed garage, the proposed additional measures to manage the surface water, coming from outside the subject site and the subject site's own surface water through attenuation with gradual filtration to the ground and the use of permeable paving on the driveway of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in surface water flooding nor would it have adverse impacts on the adjacent residential amenities. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14<sup>th</sup> day of August 2023, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.


**Reason:** In the interest of clarity.

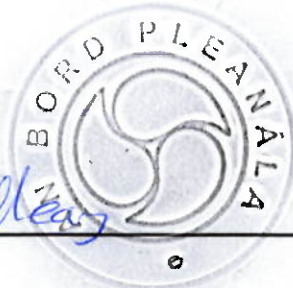
2. All surface water within the site boundaries shall be collected and disposed of within the curtilage of the site in accordance with the revised details received by the planning authority on the 14<sup>th</sup> day of August 2023. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** In the interest of orderly development and to prevent flooding.

3. The proposed garage shall not be used for human habitation, or any commercial purposes or for any other purpose other than for purposes incidental to the enjoyment of the dwelling.

**Reason:** To protect the residential amenity of the area.

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



Dated this 13 day of August 2024.