



An
Bord
Pleanála

Board Order ABP-318367-23

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 23/60319

Appeal by Liesa Comte care of 45 Gleann Cora, Newmarket-on-Fergus, County Clare against the decision made on the 9th day of October, 2023 by Clare County Council to refuse permission.

Proposed Development: Retention of increased roof height and installing new roof light windows to rear of dwelling with internal modifications, all at Ballycar Road, Newmarket-on-Fergus, County Clare.

Decision

GRANT permission for the above development for the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the development proposed to be retained within an urban area zoned Existing Residential in the Clare County Development Plan 2023-2029, the scale and extent of the development proposed to be retained, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not detract from the integrity or character of the Architectural Conservation Area at this location, and 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. The external render shall be made good to give a uniform appearance and the east-facing common boundary gable window shall be of obscure glazing with a vertical sash style of inward opening operation only.

Reason: In the interest of orderly development and residential amenity.



Liam Bergin

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

Dated this 08th day of August 2024.