



An
Bord
Pleanála

Board Order
ABP-319110-24

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 23/60498

APPEAL by Sinead Reidy care of Newmarket Architectural and Planning Services Limited of 'Studio Inovo', Loughash, Newmarket on Fergus, County Clare against the decision made on the 26th day of January, 2024 by Clare County Council to refuse permission.

Proposed Development: The construction of a dwellinghouse, advanced wastewater treatment and the upgrading of existing entrance including ancillary site works, at Barntick, Clarecastle, Ennis, County Clare.

Decision

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

Reasons and Considerations

Having regard to the pattern of existing residential development and the siting of the proposed house to the rear of established residential properties, it is considered that the proposed development would constitute a piecemeal, disorderly, haphazard form of backland development in a remote rural area, that would be likely to seriously injure the amenities and depreciate the value of adjoining residential properties and would create an undesirable precedent for development of a similar nature in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

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

Dated this 15th day of August 2024