

An
Bord
Pleanála

Board Order
ABP-319301-24

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 2360566

APPEAL by Marie Slattery care of P. Coleman and Associates of Bank Place, Ennis, County Clare against the decision made on the 21st day of February, 2024 by Clare County Council to grant subject to conditions a permission to Colin and Cora Ingram care of Padraig Hogan of Newhall, Tiermaclane, Ennis, County Clare.

Proposed Development: Construction of a new dwellinghouse and garage complete with a new entrance, sewage treatment system and ancillary works, all at Ballygriffy North, Ruan, Ennis, County Clare.

Decision

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

Reasons and Considerations

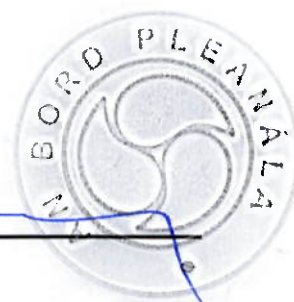
Having regard to the site location within a rural area under strong urban influence and Objective CDP 4.14 in the Clare County Development Plan 2023-2029 which seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 1st day of October 2024.