



An
Bord
Pleanála

Board Order
ABP-321046-24

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P24/60373

Application for Leave to Appeal against the decision of the planning authority by Thomas and Geraldine Nolan of 21 Hurdlestown Meadows, Broadford, County Clare, having an interest in land adjoining the land in respect of which Clare County Council decided on the 30th day of September, 2024 to grant subject to conditions permission to Dermot and Lorraine Nolan care of Ian Sheedy of Bansha, Askeaton, County Limerick.

Proposed Development: Change of use of former garda station to a residential dwelling, the building up of the existing porch area and installation of a window, relocation of the front entrance door, the construction of a new front porch, new windows on the west elevation and changes to door and window locations on the south elevation together with all associated site works at Coolagh, Broadford, County Clare.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Given the nature of number condition 4(a) of the planning authority's decision, which requires the planting of native hedging and additional shrubbery, including clusters of native trees on the application site, the Board did not consider that it has been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of the said condition. Furthermore, the Board also considered that it has not been demonstrated that the native hedging and shrubbery required under condition number 4(a) of the planning authority's decision would materially affect the applicant's enjoyment of their lands which adjoin the application site.



Tom Rabbette

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

Dated this 4th day of Nov 2024.