



An
Bord
Pleanála

Board Order
ABP-321375-24

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 2460456

Appeal by Marie Brady and Lorcán O'Toole of Bishops Quarter, Ballyvaughan, County Clare against the decision made on the 6th day of November 2024 by Clare County Council to grant permission, subject to conditions, to Alber Capital Limited care of OMC Group of Unit 1, Bridge Street, Clifden, County Galway for the proposed development.

Proposed Development: Retention of a polytunnel structure (approximate floor area 27 square metres, height 2.5 metres) at Drumcreehy House, Bishopsquarter, Ballyvaughan, 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 nature of the development proposed to be retained, the scale of the development, the pattern of development in the area, the existing residential use on site and the policies of the Clare County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out 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 carried out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The poly tunnel shall be used for gardening purposes only.
- (b) The structure shall be maintained in good condition and any torn or defaced plastic covering shall be removed and replaced with new covering.
- (c) The structure shall be secured against wind and inclement weather.

Reason: In the interests of residential and visual amenity, and for the orderly development of the area.



Marie O'Connor

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

Dated this 20 day of March 2025.